

## Area Planning Committee Corby

### 20<sup>th</sup> January 2022

<b>Application Reference</b>	NC/21/00452/DPA
<b>Case Officer</b>	Aadil Essa
<b>Location</b>	37 Blenheim Walk, Corby, NN18 9HB
<b>Development</b>	Conversion of dwellinghouse to 3 x 1 bedroom flats, single storey rear extension and replacement first floor side extension; Associated cycle storage and car parking.
<b>Applicant</b>	Mrs L Ciobanu
<b>Agent</b>	Msquare Architects Ltd
<b>Ward</b>	Kingswood
<b>Overall Expiry Date</b>	7 <sup>th</sup> December 2021
<b>Agreed Extension of Time</b>	31 <sup>st</sup> January 2021

### Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation given that a material written objection has been received from a statutory consultee that is contrary to the Officer recommendation.

#### **1. Recommendation**

---

1.1. That planning permission be GRANTED.

#### **2. The Proposal**

---

- 2.1 The proposal is for the conversion of the existing dwelling house into 3 x 1-bedroom flats; Single storey rear extension and replacement first floor side extension with associated cycle storage and car parking.
- 2.2 The proposed rear extension would measure 3m in depth, 3m in height and would span across the full width of the dwelling.
- 2.3 The proposal aims to sub-divide the existing garden into two sections which would provide cycle storage for four bicycles along with refuse storage for the three flats.

- 2.4 The proposal would include the provision of three parking bays towards the front of the property.

### **3. Site Description**

---

- 3.1 The application site is a five-bedroom dwellinghouse located to the south-west of Corby Town Centre just north of the A6014 road within a residential area east of Kings Wood
- 3.2 The host dwelling is a terraced house which is sited at the end of a cul-de-sac with the pedestrian area known as Blenheim Walk at the rear of the dwelling.
- 3.3 The property at present comprises at ground floor a sitting room, dining room and bedroom with a further four bedrooms at first floor level. A design feature of this property is the first floor spans a pedestrian walkway with living accommodation either side of the walkway span which gives rise to an unconventional layout
- 3.4 The site is not located within a Conservation area and is not a Listed Building.

### **4. Relevant Planning History**

---

- 4.1 NC/21/00238/DPA – Conversion of the house to create 5 x bedsits and erection of a single storey rear extension, and installation of 1 x roof light over existing rear roof slope; Refused 24.08.2021.

### **5. Consultation Responses**

---

A full copy of all comments received can be found on the Council's website via the link below:

<https://publicaccess.corby.gov.uk/publicaccess/>

#### **5.1 NCC Highways**

No objections subject to a condition to ensure any debris deposited on the adopted highway (maintainable at public expense) during construction is to be removed and the highway cleansed.

#### **5.2 Environmental Health Officer**

No objection and recommends that an HIMO informative and sound insulation informative be attached to any permission

#### **5.3 Crime Prevention Officer**

No objections to the proposal.

#### 5.4 **Corby Town Council**

Objection to the proposal for the following reasons:

- Inadequate parking provision which would result in parking pressures within Blenheim Walk.
- Use of the property is not in keeping within the established residential area.

#### 5.5 **Advertisement/Representations**

Public consultation was carried out by way of site notice: posted on 22.11.2021, as well as notification to the below neighbours on 18.11.2021:

- 23 Culross Walk, Corby, Northamptonshire, NN18 9JG
- 74 Culross Walk, Corby, Northamptonshire, NN18 9JQ
- Flat 2, 35 Blenheim Walk, Corby, Northamptonshire, NN18 9HB
- 33 Blenheim Walk, Corby, Northamptonshire, NN18 9HB
- 39 Blenheim Walk, Corby, Northamptonshire, NN18 9HB
- 98 – 102 Blenheim Walk, Corby, Northamptonshire, NN18 9HA
- 104 Blenheim Walk, Corby, Northamptonshire, NN18 9HB

### **6. Relevant Planning Policies and Considerations**

---

#### 6.1 **Statutory Duty**

Section 38(6) of the Planning and Compulsory Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material planning considerations are considered to outweigh it.

#### 6.2 **Policy Context:**

- 6.3 National Planning Policy Framework (NPPF) (2021)  
Section 2 - Achieving Sustainable Development  
Section 12 - Achieving well-designed places

National Planning Practice Guidance (NPPG)  
National Design Guide (NDG) (2019)

- 6.4 North Northamptonshire Joint Core Strategy (JCS) (2016)  
Policy 2 – Historic Environment  
Policy 8 - North Northamptonshire Place Shaping Principles

- 6.5 Part 2 Corby Local Plan (adopted 2021)

## **7. Evaluation**

---

The key issues for consideration are:

- Principle of Development
- Impact on the Character and Appearance of the Area
- Residential Amenity
- Highways matters

### **7.1 Principle of Development**

7.1.1 National Planning Policy Framework sets a great weight on achieving well-designed places. According to the framework good design is a key aspect of sustainable development, creates better places and helps make development acceptable to communities. Moreover, paragraph 127 of the NPPF clearly states that developments should function well and being sympathetic to local character and history.

7.1.2 The Joint Core Strategy (2016) is also keen to ensure sustainable development through Policy 8 - Place shaping principles. It defines good design as a critical element in ensuring that new developments create sustainable, connected, characterful and healthy places which people will enjoy for years to come. In terms of character the core strategy urges that new development should either response comprehensively to the established surrounding character of the area or sufficiently distinctive in themselves.

7.1.3 It is contended that the development will be relatively sustainable and to this end will meet the requirements of Sections 2 and 9 of the NPPF and Policies 1, 11 and 29 of the Core Strategy. The proposal involves the development of land that lies within the main built-up area of Corby on a bus route, in close proximity to local infrastructure and just over half a kilometre from the Town Centre.

7.1.4 In addition, an approval of this proposal could reasonably be viewed as a marginal contribution in towards meeting the housing needs of the Borough. This would be 'in line' with the general aims of Policy 28 of the Core Strategy and the provisions of Section 5 of the NPPF, the latter stating, in part, that small sites such as this can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly.

7.1.5 The acceptability of the proposal will be further assessed against the impact upon the character and appearance of the area, neighbouring amenity and highway safety and access.

### **7.2 Character and Appearance of the Area**

7.2.1 The National Policy Framework (2021) makes it very clear that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 126).

- 7.2.2 Policy 8 of Joint Core Strategy states that development should respect and enhance local character by ensuring that it responds to its topography, wider context, the landscape setting and the local streetscape and local building material.
- 7.2.3 Finally, consistent with Policy 8 of the Core Strategy and the design-led approach advocated by the NPPF, the suitability of a development must be measured in part on its overall quality and function to ensure development is appropriately located and has regard to both the subject dwelling and the surrounding area.
- 7.2.4 The proposed development involves the subdivision of the host dwelling to create three self-contained flats. The local area comprises of a row of terraced dwellinghouses, where there is a uniform design approach amongst properties on this side of Blenheim Walk.
- 7.2.5 The single storey rear extension rear element would be obscured from view of the public realm and therefore would not have an adverse impact upon the visual amenities of the wider street scene.
- 7.2.6 Concerns have been raised pertaining to the use of the host property not in keeping with the established residential area which are of single residential use. Notwithstanding this, it is considered that whilst the host dwelling would be converted into three self-contained units, the residential use would remain the same. Furthermore, the host property would not be significantly altered in its original external appearance and would not appear out of character with the surrounding properties and residential street scene.
- 7.2.7 The proposal would utilize the existing footprint in conjunction with the proposed rear extension to accommodate the proposed dwellings along with some minor alterations and essential works. It is considered that due to the nature of the alterations, the proposal will still retain the visual outlook of the host dwelling.
- 7.2.8 Considering the form, design, and materials of the proposed internal works, it is considered that the development would not result in any substantial harm to the host building and wider character of the area
- 7.2.9 In summary, it is considered that the proposal is acceptable in terms of scale, design and appearance and would be in accordance with the high-quality aspirations of the NPPF (2021), Policies 2 and 8 of the North Northamptonshire Joint Core Strategy (2016).

### 7.3 **Residential Amenity**

#### 7.3.1 **Standard of Residential Accommodation**

Policy 30 of the North Northamptonshire Joint Core Strategy stipulates the minimum space standards for new development. As such, the proposed flats would be expected to meet and where possible exceed these minimum standards.

7.3.2 In March 2015, the government launched a new approach to housing standards and published a new set of streamlined national technical standards. This included publication of technical standards – nationally described space standard.

7.3.3 The space standards deal with internal space within new dwellings and is suitable for applications across all tenures. It sets out requirements for the gross internal floor area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of homes.

Flat 1 (Ground Floor)

Proposed Size	Proposed GIA	Proposed Storage	Minimum GIA	Minimum Storage
1 bedroom 2 persons	57sqm	1.8sqm	50sqm	1.5sqm

Flat 2 (First Floor)

Proposed Size	Proposed GIA	Proposed Storage	Minimum GIA	Minimum Storage
1 bedroom 1 person	39sqm	1.8sqm	39sqm	1.1sqm

Flat 3 (Ground and First Floor)

Proposed Size	Proposed GIA	Proposed Storage	Minimum GIA	Minimum Storage
1 bedroom 2 persons	59sqm	2.1sqm	58sqm	1.5sqm

7.3.4 As per the above tables, the proposed flats would be provided within sufficient gross internal area (GIA) and internal storage space in accordance with the minimum space standards. It is therefore considered that an appropriate level of accommodation for future occupiers is provided. Thus, the proposal would be in accordance with the objectives of Policy 8 of the North Northamptonshire Joint Core Strategy (2016) and the Technical Housing Standards – Nationally Described Space Standard (March 2015).

7.3.5 The proposed bedrooms are considered to have an acceptable outlook

7.3.6 **Neighbouring Amenity**

7.3.7 The NPPF (2021) advises that planning should seek to secure a high quality of design, a high standard of amenity for all existing and future occupiers of such conversions. Policy 8 of the NNJCS demonstrates the necessity of protecting amenity by development not resulting in an unacceptable impact of the amenities of future occupiers, neighbouring properties, or the wider area.

- 7.3.8 The proposed single storey rear extension would project 3m in depth beyond the original rear wall of the host dwelling which would be within permitted development guidelines for semi-detached and terraced dwellings. The extension would be set significantly away from the adjacent neighbouring properties to the east and west No.35 and No.39 Blenheim Walk to cause any undue harm on the residential amenities of these neighbouring occupiers. Furthermore, the extension would be of a modest height measuring 3m which would be acceptable and would not appear overbearing.
- 7.3.9 The replacement first floor side extensions would be set significantly away from the eastern and western boundary walls of the neighbouring properties and would therefore not unduly harm the residential and visual amenities enjoyed by the neighbouring occupiers.
- 7.3.10 The proposed layout and design of the new flats would not result in loss of privacy or loss of light to the adjoining neighbouring properties due to the siting and scale of the proposed conversions.
- 7.3.11 The Council's Environmental Health Officer has been consulted and has not raised any objection to the proposed development. Notwithstanding this, an informative related to acoustic separation has been suggested and has subsequently been included in the officer recommendation.
- 7.3.12 In summary, it is considered that the proposal would not adversely impact upon the residential amenities of adjoining neighbours by means of means of overshadowing, loss of light, loss of outlook or loss of privacy and would be in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

#### **7.4 Highways matters**

- 7.4.1 Policy 8 - North Northamptonshire Place Shaping Principles of NNJCS demonstrates the necessity of making safe and pleasant streets and spaces by ensuring a satisfactory means of access and provision for parking, servicing, and manoeuvring in accordance with adopted standards.
- 7.4.2 An objection has been received in relation to insufficient parking provision which would create traffic pressures within Blenheim Walk. Notwithstanding this, the submitted plans indicate that there would be one car parking space provide for each flat (three in total) towards the front which would be sufficient. In addition to this, secure cycle storage to accommodate a total of four-cycle spaces are to be provided within the rear garden which is acceptable. Furthermore, the Local Highways Authority have not objected to the proposal given that there are no highways implications which would result from the proposal and as such the proposal will accord the above policy.

#### **7.5 Other Matters**

N/A

## **8. Conclusion**

---

- 8.1 The proposed development is considered acceptable by virtue of its design, size, scale and appearance. The proposal is of a harmonious design, form, and mass. Furthermore, it would not adversely affect the amenity of surrounding neighbours. The proposal would not impede the free flow of vehicular and pedestrian movement and as such, it is considered that the proposal would be acceptable and is recommended for approval subject to conditions.

## **9. Recommendation**

---

- 9.1 For all the reasons considered above and weighing up the policies of the North Northamptonshire Joint Core Strategy (2016) and other material considerations it is recommended that planning permission is granted subject to the conditions set out below:

## **10. Conditions**

---

1. The development hereby permitted shall begin before the expiration of three years from the date of this application.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northampton Joint Core Strategy.

3. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

Reason: To ensure that risks from land contamination to the future users if the land and neighbouring land are minimised, together with those to controlled waters, property, and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other offsite receptors.



## 11. Informatives

---

1. This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management' (or any guidance revoking and replacing this guidance with or without modification). Further guidance on Contaminated Land Investigations can be found in the [Northants Contaminated Land Group Developers Guide](#).
2. The applicant should have regard to the Building Regulations Approved Document E 'resistance to the passage of sound' in order to ensure the acoustic insulation is adequate to minimise airborne and structure borne noise to occupants. Where the development is flats or houses in multiple occupation, this shall include individual units and shared amenity spaces.
3. All privately rented properties that provide accommodation for 2 or more households, comprising of a total of 5 or more persons (including any children, regardless of age), who are not related to each other, will be subject to the extended mandatory House in Multiple Occupation (HMO) Licensing Scheme under The Licensing of Houses in Multiple Occupation (Prescribed Description) (England) Order 2018 and the Housing Act 2004, Part 2, Section 61.

For an application, please call Private Sector Housing 01536 464055.

Please be aware that a penalty of up to £30,000, plus a repayment of rent Order, may be imposed if a landlord is operating a licensable HMO without a licence.