

**North Northamptonshire Area Planning Committee
(Thrapston)
21 February 2022**

Application Reference	NE/21/01545/FUL
Case Officer	Jacqui Colbourne
Location	88 Wharf Road, Higham Ferrers, Rushden, Northamptonshire, NN10 8BH
Development	Two storey and single storey rear extension (revised resubmission of NE/21/00569/FUL).
Applicant	H Harris
Agent	Mr David Calder
Ward	Higham Ferrers
Overall Expiry Date	20 December 2021
Agreed Extension of Time	25 February 2022

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because the Officer recommendation is contrary to the Town Council's objection.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 The application proposes the erection of a two storey and single storey rear extension to provide a kitchen-dining space, and a first floor bedroom with ensuite. Due the internal reconfigurations, the proposal would not result in any increase in the number of bedrooms.

3. Site Description

- 3.1 The application relates to a two storey, semi-detached dwellinghouse and is surrounded by similar aged properties in a variety of designs fronting Wharf Road. The land level slopes down to the west of the site and the adjacent site (no. 90) is estimated to be approx. 500mm lower than the application site.

4. Relevant Planning History

- 4.1 NE/21/00106/FUL - Two storey rear extension - Refused - 24.03.2021.
- 4.2 NE/21/00569/FUL - Two storey rear extension (revised resubmission of NE/21/00106/FUL) - Refused - 15.09.2021.

5. Consultation Responses

A full copy of all comments received can be found on the Council's website [here](#)

5.1 Higham Ferrers Town Council

The Town Council object to the development. The scale and bulk of the extension and position close to the boundary of no. 90 is considered to be overbearing and will cause loss of light and overshadowing.

5.2 Neighbours / Responses to Publicity

One letter has been received. The issues raised are summarised below:

- Impact on light.
- Overbearing impact.

5.3 Highways Team (LHA)

The LHA has observed that the applicant must provide the necessary 2 metres x 2 metres pedestrian visibility splays required on both sides of the access. These splays must be contained fully within the applicant's site and not include any public highway land, or any other third party owned land. The splays shall be permanently retained and kept free of all obstacles to visibility over 0.6 metres in height above access / footway level. Furthermore, they ask that we please note that the dropped kerbing will need to be extended to cover the entire access. The applicant will be required to obtain a Section 184 licence, from Northamptonshire Highways Regulations in order to install the site access and the vehicle crossover of public highway land. Please note also that the works necessary to be undertaken within publicly maintained highway land must be undertaken only by a Northamptonshire Highways Approved Contactor; who has the required and necessary public liability insurance in place.

5.4 Community Development

No comments received.

5.5 Natural England

No comments received.

5.6 Ecology

No comments received.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2021)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 1 - Presumption in Favour of Sustainable Development
Policy 8 - North Northamptonshire Place Shaping Principles

6.4 Emerging East Northamptonshire Local Plan (LPP2) (2021)

EN1 – Spatial Development Strategy

6.5 Higham Ferrers Neighbourhood Plan (made 2016)

Policy DE1 - Achieving high quality design.

6.6 Other Relevant Documents

Local Highway Authority Standing Advice for Local Planning Authorities (2016)
Local Highway Authority Parking Standards (2016)
Householder Extensions SPD - (Adopted June 2020)

7. Evaluation

The key issues for consideration are:

- Visual Impact
- Impact on Neighbouring Amenities
- Highway Matters

7.1 Visual Impact

- 7.1.1 The proposed extension would be partially visible from Wharf Road through the opening between nos. 88 and 90. However it is noted that this scheme significantly reduces both the first and ground floor elements, compared to the previously submitted scheme, and furthermore, it sets the proposal away from the boundary not infilling the existing gap between these two properties. It is also noted that this gap would exceed the guidance within with the adopted Householder Extensions SPD (2020) as this would be 1.524 metres in width significantly more than 1 metre in width recommended. The proposal would also be visible from the end of Vine Hill Close, however, the rear of several properties and their extensions are visible from this viewpoint and therefore it is not considered that this addition would have a significantly detrimental impact when compared to what is existing.
- 7.1.2 In terms of design this proposal would be sympathetic to the existing dwelling house and not dissimilar to the various alterations and extensions to the rear of several properties on Wharf Road. The scale of this resubmission proposal has been significantly reduced at both the ground and first floor. It is proposed to have a white render finish with roof tiles to match the existing property and the use of these materials would not be unusual in this location, and compliment or match the materials on the existing dwellinghouse; furthermore, these could be secured via planning condition.
- 7.1.3 Satisfactory amenity space serving this dwelling would remain as a result of these proposals.
- 7.1.4 This element of the proposal is therefore considered acceptable.

7.2 Impact on Neighbouring Amenity

- 7.2.1 The proposed rear extension would be part single storey and part two storeys in height and the properties most impacted would be the attached neighbouring property to the east - number 86 Wharf Road, the property to the west - number 90 Wharf Road and to the north - number 17 Vine Hill Close.
- 7.2.2 Whilst the proposed extension would virtually meet the boundary with number 86, the ground floor element would be only 2.84 metres in height, and the first-floor element would be set away from the boundary by a minimum of 1.35 metres. This first floor element has been angled to prevent a breach of the 45 degree line drawn from the first floor windows with number 86. Whilst a first-floor window facing north east towards number 86 is proposed, this will serve an ensuite bathroom and as such would be obscure glazed and therefore no unacceptable overlooking would result. The use of obscure glazing to this window can be secured via planning condition.
- 7.2.3 Number 90 to the west, is set forward and down from number 88. The proposed extension on this revised scheme would now be located more than 1.5 metres from the boundary with number 90, and significantly more than the 1 metre advised by the Householder Extensions SPD (2020). In addition, both the first and ground floor elements of this proposal have been significantly reduced in scale. As such, whilst noting the difference in land

levels of approx. 500-700mm, this proposed extension would not dominate the view from the back garden of no. 90 in a manner that is considered to be oppressive or overbearing. In addition, as this proposal is set significantly away from the boundary, and, given the path of the sun (the gardens of number 88 and 90 face north, north east.) it would not result in any unacceptable additional impact on light to number 90. There are no windows proposed to the west elevation of the proposed extensions and therefore no unacceptable increase in overlooking would occur.

7.2.4 It is noted that the rear extension would face the side wall of the front/side garden area of number 17 Vine Hill Close. However, it is noted that the separation distance would prevent the proposed extension resulting in any unacceptable additional impact to number 17 Vine Hill Close in terms of overlooking, overshadowing or overshadowing.

7.2.5 This element of the proposal is therefore considered acceptable.

7.3 Highway Matters

7.3.1 The proposal includes the provision of two off road parking spaces to the front of the property, the number and size of these spaces is in accordance with Highways Parking Standards (2016). Whilst the comments from the Highways Team are noted regarding pedestrian visibility splays, these are unable to be provided within the applicants' own land, similarly to most properties with front garden off road parking in the street. Furthermore, the addition of the proposed bedroom (from 2 to 3 bedrooms) does not result in a requirement for additional off road parking provision. The proposed parking would represent an improvement when compared to the current on road parking arrangement and off road parking of this nature could be constructed under permitted development without the requirement for the pedestrian visibility splays being evidenced. As such, whilst not ideal, given the constraints of the site, and given that this would represent an improvement when compared to the existing arrangement, on balance this is considered acceptable.

8. Other Matters

8.1 Neighbour comments: Concerns relating to the impact on light and potential overbearing have been addressed above. The change of proximity of this proposal to the boundary, and its scale when compared to previously refused schemes, being the most notable.

8.2 Equality Act 2010: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).

8.3 Higham Ferrers Town Council comments: The Town Council objects on the grounds of a loss of light and overshadowing. However, this proposal is notably reduced from the previously refused scheme. Furthermore, this proposal is set significantly away from the boundary with number 90. These points have been addressed in paragraphs 7.2.1 to 7.2.5 above. Officers consider the application to be acceptable in these regards.

9. Conclusion / Planning Balance

- 9.1 Overall, the proposal is considered to be of an acceptable design, and there is no impact on the amenities of neighbouring properties or the highway which would justify refusing the application.

10. Recommendation

- 10.1 That Planning Permission be GRANTED subject to conditions.

11. Conditions

- 1 The development permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended.

- 2 Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following:

Location Plan

Block Plan

Both received by the Local Planning Authority on 15.10.2021.

Proposed rear extension Drawing No. 21-171 Revision C received by the Local Planning Authority on 25.10.2021.

Reason: In order to clarify the terms of the Planning Permission and to ensure that the development is carried out as permitted.

- 3 The development hereby permitted shall be carried out using materials detailed in the submitted application form and plans.

Reason: In the interests of visual amenity.

- 4 The proposed first floor ensuite bathroom window to the first floor, north east elevation, shall be fitted with obscure glazing and also be fixed shut to 1.7 metres in height so it only opens above this height; this detail shall be retained in perpetuity.

Reason: In the interests of neighbouring amenity.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or re-enacting that Order with or without modification), no windows (other than those expressly authorised by this consent which are detailed on the approved drawings) shall be added to the, east, north east or west elevations of the extensions hereby approved.

Reason: In the interests of neighbouring amenity.