

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

<b>Application Reference</b>	<b>NE/21/01344/REM</b>
<b>Case Officer</b>	<b>Sunny Bains</b>
<b>Location</b>	<b>8 Lowick Lane, Aldwincle, Kettering, Northamptonshire</b>
<b>Development</b>	<b>Reserved matters: Site layout, scale and external appearance of the building, and landscaping pursuant to 20/00620/OUT: Infill development of single detached dwelling with access and parking (all matters reserved except access).</b>
<b>Applicant</b>	<b>Mrs Susan Herbert</b>
<b>Agent</b>	<b>CMPS Ltd – Colin Moore</b>
<b>Ward</b>	<b>Thrapston</b>
<b>Overall Expiry Date</b>	<b>31 January 2022</b>
<b>Agreed Extension of Time</b>	<b>4 March 2022</b>

**Scheme of Delegation**

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because the Parish Council's concerns conflicts with the Officer recommendation.

**1. Recommendation**

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- 1.1 That planning permission be GRANTED subject to conditions.

**2. The Proposal**

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- 2.1 This application seeks reserved matters approval for the site layout, scale and external appearance of the building, and landscaping details pursuant to 20/00620/OUT which granted outline planning approval for a single detached dwelling and its access.

### **3. Site Description**

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- 3.1 The application site is situated within the settlement of Aldwincle and is located to the west of Lowick Lane. The site forms garden land associated with No.8 Lowick Lane (No.8) which is a single-storey dwelling on a generous plot. Residential dwellings abut the site to the north, east and west with agricultural land being to the south after Lowick Lane.
- 3.2 The site lies within 2 kilometres of Nene Valley Gravel Pits Special Protection Area (SPA) and within flood zone 1 (low risk).

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

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- 4.1 20/00620/OUT – Outline: Infill development of single detached dwelling with access and parking (all matters reserved except Access) – Approved – 18.09.20.

### **5. Consultation Responses**

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

#### **5.1 Aldwincle Parish Council**

Objection for the following reasons:

The size of the proposed dwelling, which is the subject of the current planning application, far exceeds the original proposal as indicated in the application for outline permission. It will completely fill the width of the plot and its height, particularly in relation to No 6 Lowick Lane, will make it significantly more prominent and not commensurate with the adjacent properties.

The Parish Council is concerned that the current proposal includes windows in the upstairs accommodation that overlook the adjacent properties and will remove the privacy enjoyed by these properties.

#### **5.2 Neighbours / Responses to Publicity**

Two objection letters have been received. The issues raised are summarised below:

- Negative impact on traffic and highway safety;
- Housing mix;
- Overlooking and loss of privacy of the neighbouring properties;
- Overdevelopment of the site;
- Size of the dwelling is large and out of character;
- Loss of light; and
- Negative impact on the mature trees.

5.3 Natural England

No comments.

5.4 Highways

The applicant will be required to demonstrate the necessary vehicular visibility splays of 2 metres x 43 metres (for a 30mph road) on both sides of the access. These splays must be measured to the nearside kerb and not contain any other third party owned land. These splays shall be permanently retained and kept free of all obstacles to visibility over 0.6 metres in height above access / footway level.

A means of drainage across the back of the highway boundary, across the proposed site access draining to soakaways contained within the applicant's own land is required.

Any gates across a private drive must be set back a minimum 5.5 metres from the highway boundary to enable a vehicle to stand clear of the highway before gates are opened. Alternatively, they must be operated by electric remote fobs and in this case the setback will not be required. Gates must be hung to open inwards only.

Please note that the applicant will be required to obtain the correct licensing, 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.

Officer comments

*In light of Highways comments the Agent has provided a revised plan (20.15/04B) to which Highways are satisfied with.*

5.5 Principal Ecological Officer

No representation received.

5.6 Environmental Protection

No comments.

5.7 Waste Management

Bins to be presented at kerbside.

5.8 Senior Tree and Landscape Officer

The tree protection proposals are acceptable, and satisfy the requirements of Condition 7 of the outline application ref: 20/00620/OUT. No objection to the proposed development.

5.9 Planning Policy Team

No representation received.

**6. Relevant Planning Policies and Considerations**

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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 3 - Landscape Character  
Policy 4 - Biodiversity and Geodiversity  
Policy 5 - Water Environment, Resources and Flood Risk Management  
Policy 8 - North Northamptonshire Place Shaping Principles  
Policy 9 - Sustainable Buildings and Allowable Solutions  
Policy 10 - Provision of Infrastructure  
Policy 11 - The Network of Urban and Rural Areas  
Policy 13 - Rural Exceptions  
Policy 28 - Housing Requirements and Strategic Opportunities  
Policy 29 - Distribution of New homes  
Policy 30 - Housing Mix and Tenure

6.4 Rural North, Oundle and Thrapston Plan (RNOTP) (2011)

Policy 2 - Windfall Development in Settlements  
Policy 10 - Protection of Local Sites of Conservation Interest and Designation of Local Nature Reserves

6.5 Other Relevant Documents

Northamptonshire County Council - Local Highway Authority Standing Advice for Local Planning Authorities (2016)  
Northamptonshire County Council - Local Highway Authority Parking Standards (2016)  
East Northamptonshire Council - Domestic Waste Storage and Collection Supplementary Planning Document (2012)  
East Northamptonshire Council - Trees and Landscape Supplementary Planning Document (2013)  
East Northamptonshire Council - Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document (2016)

## **7. Evaluation**

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The key issues for consideration are:

- Principle of Development
- Character, Layout and Housing Mix
- Impact on Neighbouring Amenity
- Highway Safety and Parking
- Natural Environment

### **7.1 Principle of Development**

7.1.1 The principle of development has been established by the extant planning permission (20/00620/OUT) for the erection of a dwelling with access only committed. All other matters (appearance, landscaping, layout and scale) were reserved at the time of the approved outline application and forms consideration under this reserved matters application. The principle of development is therefore acceptable.

### **7.2 Character, Layout and Housing Mix**

7.2.1 The application site lies within a rural area where its rustic character can be seen in the architectural design of the residential dwellings along Lowick Lane. Notwithstanding this, the architecture, size and age of the local properties are varied. The proposed dwelling would be of a chalet style with a two-storey projection to the rear and a porch to the front as well as rooflights on the front and rear. It would be constructed from materials that are considered to respect the rustic character.

7.2.2 The proposed dwelling would be considerably set back from Lowick Lane and would be positioned adjacent to No.6 and 8 Lowick Lane (Nos.6 and 8). The street scene plan (20.15/05) illustrates the ridge height of the proposed dwelling would be circa 1.7 metres higher than No.8 and slightly lower than No.6. Whilst, there would be a difference in ridge and eaves height between the neighbouring properties and the proposed development, given the sloping topography (rising from east to west and south to north) as denoted on the levels plan (20.15/04B and KA36805\_P10PD) and the ridge and eaves height of the existing dwellings towards the west direction, it is considered that the proposed dwelling would not be at odds with the rhythm of the built form. The scale of the proposed dwelling would be smaller than the neighbouring properties and is considered to be proportionate to the application site and not an overdevelopment. Therefore, given the size and position of the proposed dwelling it is considered that it would not visually appear dominant or prominent within the context of the local setting.

7.2.3 Concerns were expressed by local residents about the proposed dwelling consisting of four bedrooms rather than three bedrooms as noted within Policy 30 of the JCS. Whilst Policy 30 of the JCS seeks for residential developments to provide one to three bed dwellings, it does not preclude dwellings of four bedrooms or more. There is also no requirement under the outline consent for the dwelling to provide three bedrooms or less. In addition, there are dwellings in the local area that comprise of four

bedrooms, therefore the proposed dwelling would not be incongruous to the character of the local area.

7.2.4 Policy 30 of the JCS also seeks for development to meet National Space Standards, which the proposed dwelling would do.

7.2.5 Overall, it is considered that the proposed development would not cause adverse harm to the character of the local area and therefore complies with Policy 8(d) and 30 of the JCS and Paragraph 130 of the NPPF.

### 7.3 **Impact on Neighbouring Amenity**

7.3.1 The proposed dwelling would be 1.1 metres from the adjoining boundary of No.6, and 0.9 metres from the adjoining boundary of No.8. No.6 is positioned in front of the proposed dwelling at an angle whilst No.8 is slightly set back from the principal elevation of the proposed dwelling. Both properties have integral garages which are located closest to the proposed dwelling, rather than habitable rooms being the closest elements.

7.3.2 Given the position and orientation of the built form, including the proposed dwelling, as well as its size, it is considered that the proposed dwelling would not cause adverse harm in terms of overbearing, outlook and overshadowing.

7.3.3 The Parish Council and local residents have concerns in terms of overlooking of the neighbouring properties from the proposed first-floor rear windows. Whilst, this could potentially occur from the first-floor rear windows, this would be at an oblique angle rather than direct and would be to a degree that would be reasonably expected from a first-floor window. As such, it is considered that the proposed development would not result in severe harm from overlooking or would result in loss of privacy.

7.3.4 The proposed ground-floor windows would be reasonably screened by adjoining boundary treatment of closed boarded fence at the side of No.8 that they have recently erected and hedgerow and chain fencing at the side of No.6. The proposed kitchen window would be at a high level and therefore would not result in overlooking. Also, taking into consideration the land levels and finished floor level as well as the existing boundary treatment, it is not considered harm from overlooking would occur from the patio area or the steps.

7.3.5 It is also considered that the proposed development would provide adequate private amenity space for future occupants.

7.3.6 An external air source heat pump is proposed to the rear of the proposed dwelling. Environmental Protection has raised no concerns regarding this and therefore it is considered that harm would not be caused in terms of noise.

7.3.7 Overall, it is considered that the proposed development would not cause severe harm to the amenity of the neighbouring properties and would provide adequate amenity for future occupants. As such, the proposed development complies with Policy 8(e) of the JCS.

## **7.4 Highway Safety and Parking**

- 7.4.1 The proposed development would create a new access onto Lowick Lane. Highways requested that the proposed access demonstrates visibility splays of 2 metres x 43 metres on both sides of the access, means of drainage away from the highway boundary and any access gates to be set back a minimum of 5.5 metres from the highway boundary. The proposed development demonstrates the aforementioned on the proposed site plan (20.15/04B).
- 7.4.2 The proposed development also provides adequate parking spaces in line with Northamptonshire Parking Standards, which stipulates a dwelling of four bedrooms or more should provide a minimum of three car parking spaces onsite. As such, the proposed development complies with Policy 8(b) of the JCS.

## **7.5 Natural Environment**

- 7.5.1 Concerns has been expressed by local residents regarding impact to the mature trees. The applicant has provided details pertaining to condition 6 (tree protection) and 7 (soft and hard landscaping) stipulated on the outline consent (20/00620/OUT) which are illustrated on the site plan (20.15/04B) as well as providing an arboricultural impact assessment (prepared by BHA Trees Ltd). The Senior Tree and Landscape Officer is satisfied with the information provided and therefore has no objection to the proposed development.
- 7.5.2 The site plan also denotes biodiversity enhancement features to be incorporated within the scheme and also a lighting plan (20.15/SP1) has been provided which is considered acceptable.
- 7.5.3 Upper Nene Valley Gravel Pits Special Protection Area (SPA): The mitigation payment in line with the SPA supplementary planning document was paid at the outline stage and therefore this has satisfactorily been mitigated.
- 7.5.4 As such, the proposed development complies with Policy 4 of the JCS.

## **8. Other Matters**

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- 8.1 Representation comments: the representation comments received by local residents and Parish Council have been taken into consideration and addressed above. Overall, it is considered that the proposed development would not cause adverse harm.

## **9. Conclusion / Planning Balance**

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- 9.1 The principle of development is acceptable by virtue of the extant planning permission 20/00620/OUT. It is considered that the proposed development would not cause adverse harm in terms of local character, residential amenity, highways and natural environment and as such the reserved

matters (appearance, landscaping, layout and scale) is considered to be acceptable.

- 9.2 As such, it is considered that the proposed development complies with local and national policies and subsequently it is recommended that the reserved matters are approved.

## **10. Recommendation**

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- 10.1 That planning permission be GRANTED subject to conditions.

## **11. Conditions**

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- 1 The development hereby permitted shall be carried out using external materials as denoted on the elevation and floor plan (20.15/03).

Reason: To achieve a satisfactory elevational appearance for the development.

- 2 Prior to the first occupation of the development the proposed access, parking and turning area shall be laid out in accordance with the approved plan (20.15/04B), surfaced in a hard bound material and drained within the site. The access, surfacing, drainage, parking and turning area shall thereafter be maintained and retained as such in perpetuity (notwithstanding the provisions of Schedule 2, Part A, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any instrument revoking or re-enacting that Order).

Reason: In the interest of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

- 3 The development hereby permitted shall be carried out in accordance with the approved plans and documents as follows:

Location, Elevation and Floor Plan – 20.15/03

Site Plan – 20.15/04B

Streetscene and Block Plan – 20.15/05

Lighting Plan – 20.15/SP1

Lighting Specification - prepared by Ansell Lighting – ADMLED1/GR/CW

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

## **12. Informatives**

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- 1 Please note that the applicant will be required to obtain the correct licensing, 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.