

**North Northamptonshire Area Planning (Kettering)  
Committee  
03/03/2022**

<b>Application Reference</b>	<b>NK/2021/0842</b>
<b>Case Officer</b>	<b>Alan Chapman</b>
<b>Location</b>	<b>4 Church Close, Braybrooke</b>
<b>Development</b>	<b>s.73A Retrospective Application: Single storey side extension</b>
<b>Applicant</b>	<b>Kellner</b>
<b>Agent</b>	<b>Mr Jelley, Alpine Planning Ltd</b>
<b>Ward</b>	<b>Welland</b>
<b>Overall Expiry Date</b>	<b>08/02/2022</b>
<b>Agreed Extension of Time</b>	<b>04/03/2022</b>

All plans and documents can be viewed using the application reference number at <https://www.kettering.gov.uk/planningApplication/search>

**Scheme of Delegation**

This application is brought to committee because the agent is a consultant working for NNC on a scheme outside of the geographical remit of both the NN Area Planning Team (Kettering) and the NN Area Planning Committee (Kettering).

**1. Recommendation**

---

1.1 That planning permission be GRANTED subject to conditions.

**2. The Proposal**

---

2.1 Section 73A Retrospective Application: Single storey side extension

2.2 Background

Planning permission KET/2004/1217 was granted on the 17/01/2005 for a single storey side extension to the dwellinghouse. The approved drawings show the single storey side extension to have a shower room, study, family room, an external door to the side, and two internal doors connecting the extension to the main house.

However, following an investigation by this Council's Building Control service, the actual 'side extension' on site had clearly not been built in accordance with the KET/2004/1217 proposal as the 'side extension' had no internal connecting doors to the original main house and had been in use as a self-contained residential unit.

Consequently, the current applicant could not acquire building consent for the unlawful self-contained residential and contacted the local planning authority to enquire how to regularise the situation.

The advice offered was that in retrospect planning permission for a self-contained residential unit at this location would not be supported by officers, and that the best course of action was to apply for retrospective planning permission for the single storey side extension that would also include an internal connecting door similar to the KET/2004/1217 consented scheme.

Thus this NK/2021/0842 has been submitted to show the existing (not consented) layout of the whole site and the proposed layout with internal connecting door. It should be noted that the proposed 2021 layout is slightly different to the consented (2004) layout in so far that the only external door is now to be to the rear of the extension and there is to be only one internal connecting door rather than two.

### **3. Site Description**

---

3.1.1 The application site consists of a two-storey semi-detached dwellinghouse with a single storey extension to its side. The property enjoys a large rear garden, a small front garden and off-road parking for at least two cars. It is located on the north side of Church Close just south of the Harborough Road within the settlement boundary of Braybrooke. Ground levels are generally flat across the site.

3.1.2 The single storey side extension has three casement windows in its front elevation, a dual pitched roof with a side gable. From the street, the property appears as a semi-detached house.

3.2 Constraints:  
Nil.

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

---

4.1 List all previous planning applications as follows:

Application No	Decision	Date	Address	Description
KET/2004/1217	ZAC	17-01-05	4 Church Close Braybrooke Northamptonshire	Single storey side extension

## 5. Consultation Responses

---

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

<https://www.kettering.gov.uk/planningApplication/search>

### 5.1 Braybrooke Parish Council

Have no comments to make.

### 5.2 Neighbours / Responses to Publicity

No comments received at time of writing.

## 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)

Policy 1: Introduction

Policy 2: Achieving sustainable development

Policy 4: Decision-making

Policy 12: Achieving well-designed places

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

Policy 11: The Network of Urban and Rural Areas

### 6.4 Kettering Site Specific Part 2 Local Plan (Adopted 01 December 2021)

LOC1: Settlement Boundaries

RS1: Category A villages

RS5: General Development Principles in the Rural Area

BRA1: Braybrooke Development Principles

## 7. Evaluation

---

The key issues for consideration are:

- Principle of Development

## 7.1 Principle of Development

The only consideration relevant to this proposal is the principle of development.

Policy 8 and 11 of the JCS are supportive of small-scale residential development to existing dwellinghouses that are within the defined settlement boundaries. Policy LOC1, RS1 and BRA1 of the Site Specific Part 2 Local Plan are also supportive of residential development within settlement boundaries.

The principle of a single storey side extension (not to be used as a self-contained residential unit) to the main house has been established during the determination of the KET/2004/1217 application.

The restorative works to the property to make the side extension an integral and internally connected extension to the main house is acceptable.

However, due to the planning history of this site, then to prevent a recurrence of an unlawful self-contained residential unit becoming operational then a condition shall be imposed prohibiting the side extension being altered to form and be used as a self-contained residential unit.

## 8. Other Matters

---

8.1 Neighbour comments: None.

## 9. Conclusion / Planning Balance

---

9.1 The principle of a single storey side extension used in connection with the main dwelling is supported and planning permission is recommended.

## 10. Recommendation

---

10.1 That planning permission be GRANTED subject to conditions

## 11. Conditions

---

1. The single storey extension hereby permitted shall not be occupied other than as a part of the single residential use of the dwelling known as 4 Church Close, Braybrooke, LE16 8LD. The hereby permitted interconnecting door between the study and hall as shown on approved Drawing Number 4774-4-B shall be provided within three months of this decision notice and shall thereafter be permanently retained as such. REASON: The site is in an area where new dwellings are not normally permitted in the interests of amenity in accordance with Policy 8 and 11 of the North Northamptonshire Joint Core Strategy.

## 12. Informatives

---

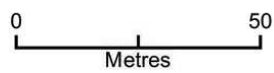
Positive/Proactive - pre-application advice  
Building Regulations consent required

### List of plans

The plans and documents, some of which may have been subsequently referenced by the LPA, are set out below and form the basis for this decision:

<b>Title</b>	<b>NK Ref.</b>	<b>Agent's Ref</b>	<b>Received Date</b>
Location plan		TQRQM21281143107294	11/10/2021
Block plan and location plan		4774_1A	14/12/2021
Existing and proposed elevations		4774_3B	14/12/2021
Existing ground and first floor plans		4774_2B	11/10/2021
Proposed ground and first floor plan		4774_4B	11/10/2021

## Location Plan



Plan Produced for: Alpine Planning Ltd  
Date Produced: 08 Oct 2021  
Plan Reference Number: TQRQM21281143107294  
Scale: 1:1250 @ A4