



North
Northamptonshire
Council

**NORTH NORTHAMPTONSHIRE COUNCIL AREA PLANNING COMMITTEE
(CORBY AREA)**

Thursday 24th March 2022.

Application Number:	NC/22/00011/DPA
Case Officer:	Fernando Barber-Martinez
Location:	52 Cottingham Road, Corby, NN17 1SZ
Development:	Erect rear two storey extension
Applicant:	Mr Richard Sharman
Agent:	None
Ward:	Lloyds Ward
Overall Expiry Date:	Thursday 31st March 2022 (Agreed Extension of Time).

List of Appendices

None.

Scheme of Delegation:

This application is brought to Committee because three or more objections have been received to this planning application.

1. Recommendation:

1.1 That Planning Permission be GRANTED subject to planning conditions.

2. The Proposal

2.1.1 The proposal is for a two-storey rear extension just some 4.5 metres deep and 8.45 m wide (not the full width of the north facing rear elevation). A 'Juliet' window along with other openings are detailed on the rear elevation with a smaller side window on the side elevation facing No. 50 Cottingham Road to the east. Matching materials are detailed namely brick to ground floor, render to first floor and a tiled roof to the same ridge height as existing. The existing single storey side extension facing again No.50 is shown to be removed and not replaced.

3. Site Description

3.1.1 The site comprises a detached dwelling on the northern side of Cottingham Road -with the entrance to Corby Technical College on the opposite side of the road. The dwelling itself is finished in brick to ground floor and render to first floor with a tiled roof and this sits deep into the site beyond a large driveway – where there is presently an unauthorised mobile home sited to the frontage. To the left when viewed from the road lies a larger detached dwelling (No54) while to the right lies No50 which is a semi-detached dwelling on a similar orientation to Cottingham Road. The site sits slightly on lower ground than to the road, and to the rear of the site are found long rear garden areas.

4. Relevant Planning History

4.1.1 Planning application 15/00318/DPA: Revert to C3 dwellinghouse from mixed use of dwelling-house with complimentary therapy (physio massage) on the ground floor. Approved 9 October 2015.

4.1.2 Change of use from C3 dwellinghouse to mixed use of dwellinghouse with complimentary therapy (physio massage) within the treatment room on the ground floor. Approved 6 May 2015.

4.1.3 Change of use from C3 dwellinghouse to mixed use of dwellinghouse with complimentary therapy (physio massage) on the ground floor. Refused 22 January 2015.

5. Statutory Consultation Responses

Internal

5.1.1 Highway Engineer:

Highway Engineer: No objection. In respect of the above planning application, the local highway authority (LHA) has the following observations, comments and recommendations: -

1. The proposal takes the existing 3 bed dwelling to a 4+bed dwelling which has different parking requirements as per Northamptonshire Parking Standards (2016). The proposals would require the dwelling to have at least 3 car parking spaces and 4 covered, secure cycle parking spaces.
2. There is thought to be sufficient space on the drive to accommodate three cars and ensure they can turn to exit in a forward gear, as is required for accesses on classified roads.
3. The LPA are requested to take a view as regards provision for electric vehicle charging.

The application site is not affected by a Public Right of Way.

5.1.2 Environmental Health Officer:

No objection and no comment.

Advertisement/ Representation

5.2.1 The Case Officer visited the site on Thursday 3rd February 2022. A Site Notice was posted on Thursday 3rd February 2022.

5.2.2 Neighbours were consulted on 31st January 2022, and to date 4 letters of representation have been received (with 4 duplicate comments) raising the following points: -

- The house is use as a House in Multiple Occupation (HMO) and its use as a family home would be preferable. Concern there would be more than 6 tenants.
- The size of the extension is questionable and is currently an unlicensed HMO for personal profit and gain.
- Concern that an even larger HMO would be created.
- There is a caravan on the front drive being lived in.
- Against planning policy (policies not specified).
- Increase in traffic.
- Overdevelopment of the site.
- Social Housing.

The following is a link to representations made online:

<https://publicaccess.corby.gov.uk/publicaccess/applicationDetails.do?activeTab=makeComment&keyVal=R5QOS9FFMQM00>

5.2 3 Corby Town Council

Notified.

6. Relevant Planning Policies and Material Considerations

6.1.1 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. The 'development plan' comprises the North Northamptonshire Joint Core Strategy 2016 and Part 2 Corby Local Plan 2021. The National Planning Policy Framework 2021 is a material consideration.

6.1.2 National Planning Policy Framework (NPPF) (2021)

Chapter 12 Well Designed Places (in that poor design should be rejected).

6.1.3 North Northamptonshire Joint Core Strategy (adopted 2016)

Policies 1 (sustainability) and Policy 8 (place shaping principles).

6.1.4 Part 2 Corby Local Plan (adopted 2021)

No relevant planning policies or planning constraints.

6.1.5 Neighbourhood Development Plan

There is no emerging neighbourhood development plan of any material weight in decision making.

7. Evaluation

The Key Determining Issues are:

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- Principle of Development;
- Impact on the Character of the Area;
- Neighbouring Amenity;
- Highway Safety;
- Other Matters.

7.1 Principle of Development

7.1.1 Policy 8 of the Core Strategy provides place shaping principles for new development such as pleasant streets and spaces, distinctive local character and ensuring the quality of life and safe and healthier communities by protecting amenity and designing out crime and anti-social behaviour.

7.2. Impact on the Character of the Area

7.2.1 The existing dwelling is set back from the roadside giving a spacious appearance to the street-scene. The proposed two storey extension however is at the rear of the dwelling with no appreciable public vantage points of it. The design, massing (bulk) and detailing (materials) are acceptable- being compatible with the host dwelling and the wider pattern of built development in the area.

7.3 Neighbouring Amenity

7.3.1 The group of dwellings on this side of Cottingham Road have separation gaps of some substance between them. The proposal would be no closer to the adjoining dwellings than is presently the case. The extension onto a north facing elevation means that there is no appreciable loss of sunlight or daylight to neighbouring dwellings. While there is a small side elevation window at first floor this is unlikely to give rise to an adverse loss of privacy to the occupants of No.50 Cottingham Road.

7.4 Highway Safety

7.4.1 Cottingham Road is a busy classified road in Corby near to the railway station and town centre. The frontage can accommodate vehicle entering and leaving the site in a forward gear, and there is ample space for the parking of 3 vehicles (as required by parking standards for a 4-bed dwelling. While the Highway Engineer has requested 4 cycle parking stands and an electric vehicle charging point – it is considered that this request (for these matters) would be more applicable to a brand-new dwelling- rather than the enhancement of an existing dwelling from 3 to 4 bedroom with additional living space at ground floor.

7.5 Other Matters

7.5.1 Concerns have been expressed locally in respect of the present use of the building as a House in Multiple Occupation (HMO) and that this is unlicensed. Planning law allows for up to 6 residents to reside in a dwelling under a Class C4 use (gist of) and for a reversion to a C3 (dwellinghouse use) without the need for planning permission from this Council. The issue of the need for HMO licensing is outside the legal scope of the proper planning consideration of the application.

7.5.2 Concerns have also been expressed in respect of the recent stationing of a mobile caravan on the front drive of the property. That matter is for separate investigation and enforcement resolution.

8. Conclusion

8.0.1 The proposal will lead to enhanced living accommodation without any adverse impact on the residential amenity of adjoining neighbours, or highway safety. There are also no resultant adverse impact on the design or character of the local area. The application proposal accords with the relevant development plan policies, and the revised National Planning Policy Framework (2021).

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. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To safeguard the character and appearance of the area in accordance with Policy 8 of the North Northampton Joint Core Strategy.