

**North Northamptonshire Area Planning Committee
(Thrapston)
3 May 2022**

Application Reference	NE/21/01607/FUL
Case Officer	Susie Russell
Location	110 Wharf Road, Higham Ferrers, Northamptonshire NN10 8BH
Development	Single story garage extension
Applicant	Mr And Mrs Smith
Agent	Mr Lee
Ward	Higham Ferrers Ward
Overall Expiry Date	20 January 2022
Agreed Extension of Time	10 May 2022

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because the Officer's recommendation is contrary to the objection made by Higham Ferrers Town Council. In accordance with Part 9.2 (criteria (iv), page 246) of the Council's Scheme of Delegation (2022), the Case Officer has approached Higham Ferrers Town Council to explain the proposed development and the recommendation in detail in an attempt to seek withdrawal of the objection. Higham Ferrers Town Council has declined to remove its objection and as such, the application must be reported to committee.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 The application proposes to extend the existing detached single garage with an additional single storey extension to make it around double the current size. The proposal would mean that the resultant garage measures 6.6 metres in depth, by 3.6 metres in width. The roof would be pitched and would match the eaves level (2.2 metres), and ridge level height (3.5 metres) of the existing garage roof.
- 2.2 The front extended section would remain a garage and the existing rear section would be converted into a utility room/home office/storage area.
- 2.3 Amended plans have been submitted during the application period to show revised drainage measures, in order to try to address the flood concerns of Higham Ferrers Town Council.
- 2.4 Concrete roof tiles to match existing are proposed with render to match existing to the front (south) elevation and with horizontal cement weather boarding to the (east) side elevation.

3. Site Description

- 3.1 The application site comprises a detached one bedroom bungalow of brick and render finish, with a pitched concrete tiled roof. There is an existing vehicular access serving a driveway off Wharf Road which provides ample off road parking for two cars at the front of the property, along with a single detached garage set back at the (east) side of the dwelling.
- 3.2 The application site is situated on a sloping site in a residential area and is the last property at the western end of Wharf Road, where the road ends and the wharf and Riverside Park are situated. The site adjoins Riverside Park on the northern (side) boundary and a neighbouring detached bungalow to the southern (side) boundary. The neighbouring bungalow at 108 Wharf Road sits at a higher ground level than the application site due to the road sloping downwards towards the bottom of Wharf Road towards the western end.
- 3.3 There is a public right of way (footpath) the other side of the rear fence at the northern boundary. There are various paths associated with 'The Greenway' and connected areas of greenspace adjacent the application site. The site is next to a Nature Improvement Area and is within the 2Km buffer of the Upper Nene Valley Gravel Pits Site of Special Scientific Interest buffer, which is a Specially Protected Area "SPA". The site is in Flood Zone 1.
- 3.4 The surrounding area is made up of properties of various types and designs, mainly comprising a mix of brick and render. There is a mix of semi-detached and detached two storey dwellings with some single storey bungalows.

4. Relevant Planning History

- 4.1 16/01066/FUL - Single storey dwelling with access PERMITTED (14.07.2016)
- 4.2 18/01745/AMD - Non Material Amendment to Condition 7 - substitute approved drawings to add position of drainage treatment plant pursuant to planning application 16/01066/FUL: Single-storey dwelling with access dated 14.07.2016 - PERMITTED (26.09.2018)
- 4.3 Officer Comments:
The application form for the original application (16/01066/FUL) stated that drainage would be either be via septic tank or mains drainage. Subsequently, a biological treatment tank was chosen. It consisted of a small treatment plant with a clear water runoff. The brand was Marsh Industries Model ENS60G Ensign Shallow 6 and was installed in 2018 as per the manufacturers' instructions. The installation was approved by Building Control at the front of the property and permitted by way of a non-material amendment to the original planning permission.

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

Initial Comments:

The Town Council object on the grounds of an existing issue between the applicant and the Town Council with regard to drainage of the surface water drainage and treated wastewater from this property into the adjoining Riverside Park. The drainage issue is an outstanding matter and the Town Council therefore seek the details of a scheme to deal with the surface water from the proposed garage extension. If permission were to be granted, the surface water scheme should be approved prior to the commencement of the development.

A condition is sought to restrict the garage in the future forming part of the habitable dwelling.

5.2 Neighbours / Responses to Publicity

Four neighbouring properties were notified and a notice was displayed at the site. No representations were received.

5.3 Natural England

No comments to make

5.4 Highways (LHA)

No objections.

5.5 Lead Local Flood Authority (LLFA)

Refer to their Standing Advice: https://www.floodtoolkit.com/wp-content/uploads/2016/03/LPA-Consultation-Guidance_v2_March2016.pdf

This guidance states that if the site is not positioned within a known surface water floodplain and is non-major development, no further action is required. The proposal meets these criteria and therefore, the Lead Local Flood Authority would not resist the development on the grounds of flood risk.

5.6 Community Development

No response received.

5.7 Ecology

No response 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 4 - Biodiversity and Geodiversity
Policy 5 - Water Environment, Resources and Flood Risk Management
Policy 8 - North Northamptonshire Place Shaping Principles

6.4 Emerging East Northamptonshire Part 2 Local Plan (LPP2) – Submission Draft March (2021)

Policy EN1 - Spatial Development Strategy
Policy EN13 - Design of Buildings/Extensions

6.5 Neighbourhood Plan – Higham Ferrers Neighbourhood Plan (NP) (2016)

Policy HF.DE1 - Achieving High Quality Design

6.6 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)

7. Evaluation

The key issues for consideration are:

- Visual Impact
- Impact on Neighbouring Amenity
- Highway Safety and Parking
- Flood Risk and Drainage
- Ecology
- Other issues

7.1 Visual Impact

- 7.1.1 National guidance contained within the NPPF states that 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. Policy 1 of the North Northamptonshire Joint Core Strategy seeks to secure sustainable development and Policy 8 requires new development to comply with a number of sustainable principles including being of a high standard of design.
- 7.1.2 Planning permission is sought for the erection of a single storey extension to the front of an existing single storey garage. The proposed single storey garage extension would be visible from the public realm, and it has been designed with proportions to be subordinate to the main dwelling and constructed in materials to match.
- 7.1.3 The proposal would sit at the side of the main dwelling, in front of the existing garage. The Council's Householder Extensions Supplementary Planning Document (June 2020) advises that side extensions should be set back from the front of the house and the ridge line should be slightly lower than the existing to help maintain the proportions of the original dwelling.
- 7.1.4 The proposed single storey garage extension would have a pitched roof to match the geometry of the existing dwelling and garage. The roof would be lower than the existing roof height due to the site sloping downwards towards the front and highway. It would be considerably set back from the frontage and would be visible from the street scene and appear subservient due to its set back position and modest single storey scale.
- 7.1.5 The property is sited at the end of a cul-de-sac on lower ground than the neighbouring properties to the east and with a general amount of space around the garden of the property, due to its detached nature. The closest neighbouring property at No 108 is set in away from the shared (east) side boundary resulting in a feeling of open space, preventing the site from appearing cramped or overdeveloped.
- 7.1.6 No windows are proposed, just a garage door on the front and new personnel door on the west side elevation. The extension would be of a

similar appearance, and in a similar position to the existing garage and would not appear prominent or out of character with the surrounding area.

- 7.1.7 Overall, for the reasons set out above, the proposed extension would not result in a detrimental visual impact on the character and appearance of the street scene, the host dwelling or the surrounding area. A condition is recommended to secure matching materials.

7.2 Impact on Neighbouring Amenity

- 7.2.1 The NPPF and Policy 8 of the Joint Core Strategy (2016) seek to protect amenity of neighbouring users. The policy also seeks to ensure residential amenity is not harmed as a result of development; the NPPF within the core principles states that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".

- 7.2.2 The proposed single storey garage extension would be modest in scale, and height. Therefore, it is not considered to have any adverse impact on the residential amenity of any neighbouring properties in terms of overlooking, overshadowing or overbearing impact. Dwellings to the front (south), and the side (east) are a sufficient distance from the proposed development so as not to be adversely affected.

- 7.2.3 Having regard to the above, it is considered that the proposal would not impact significantly upon the neighbouring properties residential amenity and would be acceptable.

7.3 Impact on Highway Safety and Parking

- 7.3.1 The property has an existing driveway to the front and side of the property providing at least 2 off-street parking spaces, which is ample for a one bedroom property. The application also proposes to retain a single garage within the proposal. The application would not result in the increase in bedrooms to the property, meaning there would be no intensification of the site.

- 7.3.2 Accordingly, there is no impact on the existing parking provision to the site and the development would not impact upon highway safety.

7.4 Flood Risk and Drainage

- 7.4.1 Policy 5 of the North Northamptonshire Joint Core Strategy supports development measures that maintain and improve the present standards of flood protection. It seeks that wherever possible; development should be avoided in high and medium flood risk areas. The application site is in Flood Zone 1 with a risk level of between 0.1% and 1% in any year.

- 7.4.2 The Lead Local Flood Authority would not normally be asked to provide comments for such a small scale householder application. However following concerns raised at consultation from the Town Council a consultation was undertaken. The Lead Local Flood Authority has assessed the proposal and has no specific comments to make. Instead, Officers have been referred to the relevant Standing Guidance. This guidance states that if the site is not positioned within a known surface water floodplain and is non-major development, no further action is required. The proposal meets these criteria and therefore, the Lead Local Flood Authority would not resist the development on the grounds of flood risk.
- 7.4.3 The application history of the site shows the Environment Agency Ground Water Flood Risk classification as being of Very Low Risk. A biological small treatment plant with a clear water runoff was installed in 2018 as per the manufacturers' instructions and approved by Building Control at the front of the property and permitted by way of a non-material amendment to the original planning permission. (Please refer to planning history comments in Section 4.3 above). This treatment plant already functions as intended and is capable of accommodating the surface water run off currently generated by the subject site. The proposed garage extension would not increase the amount of hardstanding within the site and would not therefore increase the amount of surface water to be accommodated by the treatment plant or any other water management systems outside the site.
- 7.4.4 The site is over 60 metres away from the nearest watercourse and the proposed development is on land that is already hard surfaced. Therefore, the garage extension would not result in any increase in hard surfaces or surface water run-off.
- 7.4.5 It is acknowledged that local residents and Higham Ferrers Town Council have concerns about localised flooding in this area but this is an existing issue that will not be made worse by the proposed development., The addition of an Acco drain at the front of the proposal would be considered adequate to meet any sustainable drainage requirements under Section 167 of the National Planning Policy Framework. For the reasons above it would not be considered as reasonable grounds in order to justify a refusal of this application.

7.5 Ecology

- 7.5.1 Policy 4 of the North Northamptonshire Joint Core Strategy 2016 requires all development to safeguard existing biodiversity. The proposal is minor in nature and would have a neutral impact upon biodiversity. Therefore, the proposal is considered to be in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy 2016.

8. Other Matters

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

9. Conclusion / Planning Balance

- 9.1 The proposed single storey extension is considered to be of an appropriate scale and sympathetic design, using complimentary materials and would not have a harmful impact upon the character and appearance of the area. Due to the single storey height and appropriate position it would not have a significant detrimental impact upon the amenity of neighbours. The proposal would not have a harmful impact upon highway safety as the proposal would not represent an intensification and adequate parking space can be provided in accordance with the Local Highway Authority Parking Standards 2016. The proposal would not increase flood risk or result in further pressure on surface water run off levels.
- 9.2 Therefore, on balance, the proposal is considered to be acceptable for the reasons mentioned above. The concerns raised by the town council relating to surface water flooding are an existing issue which is a separate matter that cannot be addressed by this planning application.

10. Recommendation

- 10.1 Having regard to the relevant national and local planning policies, and having taken all relevant material considerations into account, it is therefore recommended that Planning Permission be GRANTED subject to conditions.

11. Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out strictly in accordance with the following documents:

- Application form, received 1st November 2021,
- Drawing No. 21-58 A1.01 Rev 3 - Location Plan, Site Plan, Existing and Proposed Floor Plans and Elevations, received by the Local Planning Authority on 17th December 2021.

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

- 3 The development hereby permitted shall be carried out using materials specified in the application form and submitted and approved drawings and retained in this manner in perpetuity.

Reason: in the interests of visual amenity.

4. The development hereby permitted shall be used only in association with, and ancillary to, the occupation of the existing dwelling at 110 Wharf Road and shall not be used as a separate dwelling unit or for any other purpose.

Reason: In order to safeguard the amenity of adjacent residential properties and the character of the area.

12. Informatives

1. None