

**North Northamptonshire Area Planning Committee  
(Thrapston)  
3<sup>rd</sup> May 2022**

<b>Application Reference</b>	<b>NE/21/00783/FUL</b>
<b>Case Officer</b>	<b>Ian Baish</b>
<b>Location</b>	<b>Carinya Main Street Barnwell Peterborough Northamptonshire PE8 5QB</b>
<b>Development</b>	<b>Demolition of existing bungalow to floor level and construction of new dwelling, re-using, in part, existing foundations and floor slab.</b>
<b>Applicant</b>	<b>Mr and Mrs Birchall</b>
<b>Agent</b>	<b>Rod Mepham Surveyors - Rod Mepham</b>
<b>Ward</b>	<b>Thrapston</b>
<b>Overall Expiry Date</b>	<b>23.08.21</b>
<b>Agreed Extension of Time</b>	<b>10.05.22</b>

**List of Appendices**

**Appendix A – Flood Map**

**Appendix B – Conservation Area Map**

**Scheme of Delegation**

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because material written objections have been received from Barnwell Parish Council that are contrary to the Officer's proposed recommendation and cannot be satisfactorily resolved by design amendments or conditions.

## **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 The application proposes to demolish the existing four-bedroom bungalow and construct a two-storey, five-bedroom, dwelling using part of the existing foundations and floor slab. The proposal also seeks to widen the driveway to allow off road parking for three vehicles.
- 2.2 The proposed dwelling would have a 'T' shaped footprint and would measure approximately 18.5 metres in width with a depth of approximately 10.7 metres to the north elevation and 6.7 metres at the south. The dwelling would have a total ridge height of 10.7 metres compared to the existing bungalow which has a ridge height of 6 metres.
- 2.3 The existing dwelling has four bedrooms and off-road parking for a maximum of two vehicles in a tandem arrangement. The proposed dwelling would have five bedrooms and would be provided with three off road parking spaces and the driveway would be widened to enable vehicles to be parked side by side.

## **3. Site Description and Planning History**

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- 3.1 The application site is located on Main Street towards the centre of Barnwell. The site is currently occupied by a detached 1960's style bungalow of brick construction with a highway access onto Main Street to the northwest of the plot leading to off road parking. The single storey property is of brick construction with a concrete tile roof. The surrounding properties are all individually built dwellings in a variety of sizes and utilise differing elevational treatments. To the south is a large two storey property with a forward projecting garage and to the north, separated by an outbuilding is a detached single storey dwelling. Properties to the west on the opposite side of Main Street are separated by the River Nene and to the east is the garden to No. 20 Main Street.
- 3.2 The site is slightly elevated from the road, with the floor level of the existing dwelling sitting approximately 2 metres above street level. The site is surrounded to the east and west by large individually designed residential properties on generous sized plots set back and elevated from the road.
- 3.3 The building is not listed, and it is outside of the designated Barnwell Conservation Area. The site is within a Nature Improvement Area and within the 5 kilometre buffer zone of Upper Nene Valley Gravel Pits Special Protection Area (SPA). Due to the proximity of the river, approximately 12 metres to the west of the Highway boundary, the front section of the existing driveway is identified as being within flood zones 2 and 3.
- 3.4 Permission was granted in 2017 on application reference 17/00173/FUL to

create a first-floor extension above the existing bungalow and to erect a two- storey extension to the side of the existing structure. This permission was not implemented, and the permission has therefore lapsed.

- 3.5 This current proposal is identical to the previously approved dwelling on this site save for the omission of the large glazed two storey projecting front atrium extension on the previously approved dwelling which has been replaced by a single storey projecting porch at ground floor level. The previous proposal sought to create a first floor extension above the existing bungalow and construct a two storey side extension. This current proposal seeks to demolish the existing dwelling to ground level and a replacement dwelling would then be erected on the existing foundations.

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

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- 4.1 NE/21/00589/FUL - Construction of replacement house – WITHDRAWN (20.07.21)
- 4.2 17/00173/FUL - First floor extension to existing bungalow to add a first floor, two-storey side extension and two storey front extension to existing dwelling; Alterations to fenestration; Alteration of front boundary wall at an existing access point – PERMITTED (07.09.17)

#### **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 Barnwell Parish Council**

Objection which can be summarised below:

- Over development.
- Heritage impact due to proximity to Conservation Area.
- Although the roof line is similar to the neighbouring property, the height of the eaves is far higher.
- Roof lights are out of character and unnecessary, and do not provide a clear function for a two-storey house.
- Concerns that additional living space may be created in the attic in the future.
- Wood cladding is out of character with the village houses which are predominately stone or brick.
- Overlooking.
- Insufficient off-road parking for a 5 bedroomed property
- Lack of adequate vision splay to allow vehicles to leave the site safely and to protect passing pedestrians.
- Loss of a smaller property caused by the proposed development is contrary to Policy B12 of the draft Barnwell Neighbourhood plan which clearly states 'applicants for the development of new dwellings will need to demonstrate how their proposals will meet the housing needs of older households and/or the need for smaller, low cost homes for sale.'

- Contrary to Policy B12 of the draft Barnwell Neighbourhood Plan and local housing survey which states ' the development of housing with more than three bedrooms will only be supported if it is demonstrated that the development would otherwise be economically unviable'.
- Could set a precedence for other over development and loss of much needed smaller dwellings.

## 5.2 Neighbours / Responses to Publicity

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

- Size and scale of proposal is overbearing.
- Overlooking of rear garden and side elevation of adjacent property.
- Timber cladding not in keeping with character of the area.
- Concerns over noise and dirt during demolition phase.

## 5.3 Local Highway Authority (LHA)

### 5.3.1 Initial comments summarised below:

- The applicant is required to demonstrate 3 off road parking spaces that dimension at 3m (W) x 5.5m (L).
- The applicant must provide the necessary 2.0m x 2.0m 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 access must be constructed in a hard-bound material for the first 5.0m from the highway boundary in the interests of highway safety.

Amended plans were submitted as a result of the initial comments which showed that three off road parking spaces at the required dimensions and that the driveway would be hard surfaced.

Further comments:

- No further comments or objections.

## 5.4 Environment Agency

The Environment Agency does not wish to make any comments on this application. It does not appear to match any of the criteria on our consultation checklist.

## 5.5 Environmental Protection

No obvious environmental concerns. Standard conditions recommended to restrict construction working hours, prevent burning of waste and to ensure adequate dust suppression is used during the demolition and construction phases.

## **6. Relevant Planning Policies and Considerations**

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### ( Statutory Duty

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

### ( National Policy

National Planning Policy Framework (NPPF) (2021)

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

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

Policy 1 – Presumption in Favour of Sustainable Development

Policy 2 - Historic Environment

Policy 4 – Biodiversity and Geodiversity

Policy 5 – Water Environment, Resources, and Flood Risk Management

Policy 8 - North Northamptonshire Place Shaping Principles

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

EN1 – Spatial Development Strategy

EN13 - Design of Buildings / Extensions

EN14 – Designated Heritage Assets

### ( Draft Barnwell Neighbourhood Plan – (Reg 16 April 2022)

B2 – Design

B5 – Parking

B11 – Brownfield Land

B12 – Housing Mix

B17 – Water Management

### ( Other Relevant Documents

Northamptonshire Local Highway Authority Standing Advice (2016)

Northamptonshire Local Highway Authority Parking Standards (2016)

## **7. Evaluation**

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The key issues for consideration are:

- Principle of Development
- Visual Impact
- Impact on Neighbouring Amenities
- Highway Matters
- Environmental Matters
- Flood Risk and Drainage
- Ecology
- Heritage

## 7.1 **Principle of Development**

7.1.1 The proposal seeks to demolish an existing dwelling and construct a new dwelling on part of the existing foundations.

7.1.2 Therefore, as the proposal is seeking planning consent for a replacement dwelling in the built-up area of the village, the principle of development is considered acceptable subject to all other material planning considerations being met.

## 7.2 **Visual Impact and Impact on Heritage Assets**

7.2.1 National guidance contained within the NPPF - Requiring Good Design - attaches great importance to the design of the built environment as good design is a key aspect of sustainable development. Good design should contribute positively to making places better for people. Planning decisions should aim to ensure that developments will function well and add to the overall quality of the area and are visually attractive as a result of good architecture and appropriate landscaping.

7.2.2 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 and not impacting on the amenities of neighbours.

7.2.3 This application proposes to demolish the existing bungalow and construct a two-storey five-bedroom property, using part of the slab foundation of the original dwelling. The proposal would accommodate a sitting room, dining room, breakfast kitchen, laundry, wc. boot room and garage on the ground floor and two bedrooms with en-suite facilities, three further bedrooms and two bathrooms on the first floor. No floor plans have been submitted for the loft although the elevational drawings show that roof lights would be installed.

7.2.4 The proposal would have a 'T' shaped footprint with a projecting porch over the front door which would add architectural interest and help break up the massing of the front elevation. The dwelling would measure approximately 18.5 metres in width with a depth of approximately 10.7 metres at the north elevation and 6.7 metres at the south. The dwelling would have a total ridge height of 10.7 metres compared to 6 metres for the existing bungalow.

7.2.5 The existing bungalow is not considered to be of any particular merit and the increase in size and scale of the property is considered to be in keeping with properties to the south of the site. The neighbouring property at number 20 Main Street, has been significantly altered and extended and has a forward projecting two storey gable and a forward projecting garage. Main Street is made up of a variety of styles, design and age of properties and the design of the proposal is not considered to have an adverse impact on the character and appearance of the

area.

- 7.2.6 To the north of the site is the designated Conservation Area for Barnwell, however, the plot is detached from the Conservation Area by approximately 36 metres and the existing residential development between the site and the Conservation Area and surrounding area contains more modern development. The alterations and extensions to the property are not considered to adversely impact on the character of the area nor would they have an adverse impact on the setting of the designated Conservation Area.
- 7.2.7 Concerns have been raised regarding the impact on the setting of the Conservation Area, however, for the reasons noted above it is considered that the Conservation Area (as a heritage asset) would not be adversely affected by the proposal.
- 7.2.8 Concerns have also been raised regarding the proposed materials. It is not considered that the use of old English brickwork, pantiles and timber boarding would be inappropriate in this setting given that the surrounding development is mixed in character with no strong or defining features in terms of materials. Therefore, it is considered that timber boarding is appropriate in a rural setting and would help to create visual interest. Further, conditions can secure that material samples are submitted for assessment prior to development commencing.
- 7.2.9 Comments have also been received stating that the use of rooflights to the front elevation is inappropriate. The plans as originally submitted contained six roof lights to the front elevation and it was considered that this was excessive and that the spacing and size of the roof lights on the front elevation was not appropriate. Subsequently the applicant provided amended plans showing one roof window to the front elevation to serve the landing and five equally spaced and sized roof lights to the rear which is considered acceptable.
- 7.2.10 It is therefore considered for the reasons noted above that the proposal is acceptable in terms of the impact on the character and appearance of the area and would not adversely affect the nearby Conservation Area.

### 7.3 Highway Safety and Parking

- 7.3.1 The proposal seeks to utilise the existing access which serves the existing dwelling. Comments were received from the LHA requiring three parking spaces to be demonstrated as the proposal would contain five bedrooms. The applicant subsequently submitted revised plans showing three parking spaces and confirming that the driveway would be hard surfaced as part of the proposal as it is currently loose gravel.
- 7.3.2 The LHA also requested that the applicant provide evidence that pedestrian visibility splays of 2 metres in either direction could be achieved. The access currently serves an existing four-bedroom dwelling and is bounded by retaining walls on either side owing to the

rising land level across the site and proximity to the river. The use of the access would not intensify as a result of this proposal and planning permission should not be used as a way to resolve an existing substandard access. There are also no footpaths that exist on this side of Main Street.

- 7.3.3 The proposal would lead to an overall improvement in terms of Highway safety because the number of parking spaces would be increased, the driveway would be widened to remove the existing tandem parking arrangement and the surface would be hard bound rather than gravel. The proposal is acceptable and would not warrant a refusal, particularly as additional bedrooms could be provided within the existing bungalow by way of a loft conversion which would not require formal planning consent.

#### 7.4 **Impact on Neighbouring Amenity**

- 7.4.1 The site sits on Main Street with the closest dwellings being number 18 to the north and 20 to the south. The rear (east of the site) is surrounded by open countryside and the properties to the west are separated by approximately 60 metres across the river with tree screening. Therefore, the only dwellings close enough to require full assessment are numbers 18 and 20 Main Street.

##### *18 Main Street*

- 7.4.2 18 Main Street is a detached, single storey, dwelling to the north of the site, subject to this application. The dwelling at number 18 would be separated from the proposal by an outbuilding and side amenity area. The proposal would be along the north facing boundary and two first floor windows are proposed which would face number 18. One window would serve the proposed dressing room and one serving a bedroom. The bedroom window is a secondary window and both windows are shown as being obscure glazed, this can be controlled by a condition. Due to the location, design, single storey nature of number 18 and the separation distance of approximately 11.7 metres it is not considered that the proposal would have a detrimental impact on this neighbouring property.

##### *20 Main Street*

- 7.4.3 Number 20 is a modern, two storeys, dwelling located to the south of the site. No windows are proposed on the south facing elevation of the proposed dwelling. The existing bungalow would be replaced with a two- storey dwelling and would therefore be increased in height, however the south elevation of the proposed dwelling would face the north elevation of the adjacent dwelling at number 20 which contains no windows. Therefore, there are no concerns regarding overlooking, overbearing or overshadowing impacts on the dwelling at number 20.

- 7.4.4 There is a patio area located within the part of the garden closest to the proposal. It is noted that five first floor windows on the east, rear facing, elevation would face part of the garden of number 20. The windows would serve three bathrooms and two bedrooms. The bathroom windows can be conditioned to be obscurely glazed. The two



bedroom windows are towards the centre of the property and would have an outlook to the east over the applicant's own garden and over part of the side garden of No. 20 which wraps around to the rear of the application property.

7.4.5 Number 20 has a long rear projection which extends to the east of the property and obscures the rear and private amenity space directly to the rear of this property. It is acknowledged that the first floor windows on the proposed dwellings east elevation would create some overlooking of some of the garden area to No. 20 but no overlooking or impact to the property would be created. Number 20 would also retain a large area of garden free from any overlooking, and as such, the small amount of overlooking of this section of the garden that would occur is a common occurrence within the built up area of villages and it is not considered to be so severe to adversely impact on the privacy of the rear garden area to a level that would warrant a refusal.

7.4.6 It is also noted that the existing bungalow has retained its permitted development rights and as such an additional storey or rear facing dormer could be created to the rear (east) elevation of the existing bungalow which would create a similar level of overlooking of that part of the garden of number 20 without requiring formal planning consent.

7.4.7 Comments have also been received alluding to the fact that the proposal would amount to overdevelopment and would have an overbearing impact on the neighbouring dwelling. It is considered that the site, subject to this proposal, could comfortably accommodate a dwelling of the proposed size without appearing cramped or squeezed onto the plot and while officers empathise with neighbours who have lived with a bungalow on this plot for many years, it is not considered that a two storey dwelling would appear overly dominant, oppressive or overbearing and as noted above, a first floor or dormer could be added to the existing dwelling without formal planning consent. In addition, sufficient parking and private amenity space would be provided which demonstrates that the plot would not be overdeveloped. The design is not one of a contrived nature that would support this concern.

7.4.8 The properties to the west are separated by the river and a covering of protected trees at a distance of approximately 60 metres and as such would not be negatively impacted by the proposed development.

7.4.9 Having due regard to the above, the proposal is not considered to be detrimental to the amenities of neighbouring properties in terms of overshadowing, overbearing impact or loss of privacy.

## 7.5 **Ecology**

7.5.1 The application site lies within a Nature Improvement Area and the 5-kilometre buffer zone of the Upper Nene Valley Gravel Pits, Site of Specific Scientific Interest and a Nature Improvement Area. The development constitutes a replacement dwelling on a one for one basis, so there would not be a need to mitigate the impact of a residential unit on this site.

## **7.6 Flood Risk and Drainage**

- 7.6.1 Barnwell Brook, a small tributary of the River Nene, runs through the village and lies approximately 12 metres from the site boundary with Main Street. For this reason, parts of the site's frontage, where the site bounds Main Street, are identified as being within flood zones 2 and 3.
- 7.6.2 Given that the section of Main Street directly to the front of the site is in flood zone 3 and a small section of the driveway is in flood zone 2, the Environment Agency was consulted. They have raised no concerns in terms of increased flood risk and as this application is for a single dwelling to replace an existing single dwelling that has been on the site for many years this would not raise any concerns. It is also considered that as the dwelling is set on significantly higher land levels than the street and that the majority of the proposed additional floorspace against that of the existing bungalow would be above the existing dwelling it is not considered that the proposal would have a detrimental impact in terms of flood risk.
- 7.6.3 The applicant has considered flood risk in the submission of the application and has provided additional information confirming that the existing floor levels, which will be retained due to the proposed dwelling being built on the existing foundations, are approximately 2 metres above street level. The applicant has also confirmed that surface water will drain to soakaways as existing. The applicant also engaged with the Environment Agency prior to submitting the application and was advised by them that a flood risk assessment would not be necessary for this proposal.

## **7.7 Environmental Matters**

- 7.7.1 There are no obvious environmental concerns in terms of noise, odour, contamination or pollution. Concerns have been raised by a neighbour regarding the potential for dust and disruption during both the demolition and construction phase. It is noted that a degree of disruption and inconvenience would occur, however the Environmental Protection Team has recommended conditions to ensure dust suppression is used during the demolition phase and that no burning of waste is to take place on site, along with a condition to restrict construction working times. It is considered that these conditions would ensure that the impact on the amenity of adjacent properties would therefore be adequately mitigated.

## **8. Other Matters**

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

· Fall Back Position: This proposal is almost identical to the proposal that was granted permission in 2017 save for the omission of a glass two storey section to the front which has been replaced with a more modest porch. Whilst it is noted that the previous permission was not implemented and has therefore expired there has been no significant change in planning policy on a national or local scale since the determination of the previous application. Members are also reminded that the existing bungalow has retained its permitted development rights and as such a two-storey dwelling (albeit smaller) could be created without formal planning consent.

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

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- 9.1 It is considered that the proposal would be acceptable in terms of its scale, visual impact, impact on neighbouring amenity, highway safety impact and its impact on ecology, flood risk and environmental matters. A refusal of planning consent would therefore not be justified.

## **10. Recommendation**

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· That Planning Permission be GRANTED subject to conditions.

## **11. Conditions**

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- 1 The development permitted shall be begun before the expiration of 3 years from the date of this permission.  
Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Application Form, received 11<sup>th</sup> May 2021,  
Location Plan, received 11<sup>th</sup> May 2021,  
Proposed Site Plan, drawing no. 175-3-08C, received 19<sup>th</sup> August 2021,  
Elevations Proposed – 1, drawing no. 175-1-25C, received 19<sup>th</sup> August 2021,  
Elevations Proposed – 2, drawing no. 175-1-26C, received 19<sup>th</sup> August 2021,  
Proposed Ground Floor Plan, drawing no. 175-1-20A, received 11<sup>th</sup> June 2021,  
Proposed First Floor Plan, drawing no. 175-1-21, received 11<sup>th</sup> May 2021,  
Sections, drawing no. 175-4-23, received 6<sup>th</sup> August 2021,  
Proposed Cross Section, drawing no. 175-1-10, received 11<sup>th</sup> May 2021.

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

- 3 Prior to the demolition of the existing dwelling, samples of all external materials to be used in the construction of the dwelling shall have been made available for inspection on site and any written details shall have been submitted to the Local Planning Authority for their approval in writing.

The development shall thereafter be carried out in accordance with the approved materials and retained in the agreed manner in perpetuity thereafter.

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

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order revoking or re-enacting that Order), no additional windows other than those shown on the plans hereby approved shall be placed in the south or north elevation of the development hereby approved.

Reason: To protect the amenities of the adjoining properties.

- 5 Before the first use or occupation of the dwelling hereby approved, the first floor windows in the north facing elevation and bathroom 1, bathroom 3 and shower room in the east elevation shall be fitted with obscured glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent, and any part of the windows that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings.

- 6 The roof lights on the rear (east) elevation roof slope shall be non-opening unless the opening part of the window is more than 1.7 metres above floor level.

Reason: In the interest of neighbouring amenity.

- 7 No demolition or construction work (including deliveries to or from the site) shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays, Bank Holidays or Public Holidays.

Reason: To ensure the protection of the local amenity throughout construction works

- 8 During the demolition and construction phases, the developer shall provide, maintain and use a supply of water and means of dispensing it, to dampen dust in order to minimise its emission from the development site. The developer shall not permit the processing or sweeping of any dust or dusty material without effectively treating it with water or other substance in order to minimise dust emission from the development site. The developer shall provide and use suitably covered skips and enclosed chutes or take other suitable measures in order to minimise dust emission to the atmosphere when materials and waste are removed from the development site.

Reason: To ensure the protection of the local amenity throughout construction works

- 9 There shall be no burning of any material during construction, demolition or site preparation works.

Reason: To minimise the threat of pollution and disturbance to local amenity.