

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

Application Reference	NE/22/00088/FUL
Case Officer	Jennifer Wallis
Location	110 Main Street Aldwinkle Kettering NN14 3EP
Development	Extension to and conversion of existing detached garage block into two storey dwelling with integral garage and porch
Applicant	Mr N Connor
Agent	Amico Design Limited - Mr Ash Chana
Ward	Thrapston Ward
Overall Expiry Date	30.03.2022
Agreed Extension of Time	06.05.2022

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 Parish Council's objection.

1. Recommendation

1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 The application seeks planning permission to extend an existing two storey detached garage and annexe and convert the building into a three bedroomed, two storey dwelling. The dwelling would have its own private garden, parking and turning area and would make use of the shared access point (shared with 110 and 110a Main Street).
- 2.2 The site has an extant planning permission for a similar proposal. This application seeks to amend the approved scheme with the addition of a porch and an increase in size of the extension by approximately 2.5 metres to the east of the site.

3. Site Description

- 3.1 The application site is to the east side of Main Street and currently forms part of the amenity space for Willoughby House. Willoughby House is a two storey dormer style dwelling with an 'L' shaped footprint. The application site is mainly laid to lawn but there is a very large, two storey detached garage (the subject of this application) positioned to western extent of the application site which currently serves Willoughby House. Parking for Willoughby House will be provided to the front of the property with an area to the rear for parking and turning.
- 3.2 The settlement of Aldwincle is located within the area covered by the adopted Rural North, Oundle and Thrapston Plan (RNOTP). Aldwincle has a defined settlement boundary and the application site lies half inside and half outside that boundary. The proposed dwelling itself would fall wholly within the boundary.
- 3.3 The surrounding development is residential, most of which is ribbon development along Main Street. There is a mix in the design and age of the surrounding dwellings, but the dominant character is one of traditional, stone built dwellings with a simple design and natural materials. Development is generally low level; not exceeding 2 storeys in height.
- 3.4 There is a substantial gap in the built form, in the form of an open field, directly to the south of the site. This means that views of the application site are achievable from Main Street. There is also a public right of way (ROW) along the eastern boundary of the site.
- 3.5 All of the application site lies inside the Nene Valley Nature Improvement Area (NIA) zone. There is no conservation area in Aldwincle.

4. Relevant Planning History

- 4.1 19/01654/FUL - Extension to and conversion of existing detached garage block into two storey dwelling with integral garage – Permitted 25.02.20
- 4.2 18/01688/FUL – Erection of new two storey dwelling with associated landscaping– Refused – 06.11.18
- 4.3 16/00727/FUL - Conversion and extension of garage to create detached dwelling with integral double garage – Permitted – 23.05.16
- 4.4 16/01710/VAR - Variation of Condition 6 to allow alterations to the doors and windows pursuant to 16/00727/FUL: Conversion and extension of garage to create detached dwelling with integral double garage dated 23.05.16- Permitted – 10.10.16

5. Consultation Responses

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

5.1 Aldwincle Parish Council

Object to this application. The Parish Council objected to the previous application, 19/01654/FUL, in relation to this site and although consent was given councillors still feel their objections at that time, repeated below, are valid in relation to this new application.

1. The position of the development within the site extends far beyond the existing building lines creating further back land development and possibly breaching the village envelope.
2. With the existing and an approved second development, a third dwelling creates ribbon development at right angles to Main Street.
3. The design of the dwelling is out of keeping with the style of existing buildings in the village and will present a major visual intrusion both from Main Street and to views from across the Nene Valley with a façade some 50% greater than the present building.
4. The combined developments will generate an undesirable number of vehicle movements onto a particularly narrow part of Main Street, which is subject to speeding issues, via an inadequate access.
5. Furthermore, councillors feel the proposed development is contrary to Policy 13 of the North Northamptonshire Joint Core Strategy 2011-2031 in that it extends beyond the existing built up area and village boundary and does not satisfy specifically criteria a, b and d.

5.2 Neighbours / Responses to Publicity

Letters have been sent to four properties, no letters of representation have

been received.

5.3 Environmental Protection

No objection, requests a condition in relation to construction work operational times.

5.4 Waste

No comment.

5.5 Highways

No observations or objections to this application as the proposal does not demonstrate any intensification in terms of parking spaces required.

5.6 Natural England

The proposal is within the zone of influence of the Upper Nene Valley Gravel Pits Special Protection Area (SPA), and therefore is expected to contribute to recreational disturbance impacts to the bird populations for which the SPA has been notified. Mitigation for these impacts is available via a financial contribution towards a strategic mitigation project, set out within the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document. Notwithstanding this, Natural England's advice is that this proposed development, and the application of these measures to avoid or reduce the likely harmful effects from it, may need to be formally checked and confirmed by your Authority, as the competent authority, via an appropriate assessment in view of the European Site's conservation objectives and in accordance with the Conservation of Habitats & Species Regulations 2017 (as amended).

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 2 – Historic Environment
Policy 3 – Landscape Character
Policy 4 – Biodiversity and Geodiversity
Policy 5 – Water Environment, Resources and Flood Risk Management
Policy 6 – Development on Brownfield Land and Land Affected by Contamination
Policy 8 - North Northamptonshire Place Shaping Principles
Policy 9 - Sustainable Buildings
Policy 11 – The Network of Urban and Rural Areas
Policy 29 – Distribution of New Homes
Policy 30 – Housing Mix and Tenure
- 6.5 Rural North, Oundle and Thrapston Plan (RNOTP) (2011)
Policy 2 – Windfall Development in Settlements
Policy 23 – Rural Buildings – General Approach
- 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)
East Northamptonshire Council - Domestic Waste Storage and Collection Supplementary Planning Document (2012)
East Northamptonshire Council - Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document (2016)

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Visual Impact
- Impact on Neighbouring Amenity
- Impact on Highway Safety and Parking

7.1 Principle of Development

- 7.1.1 The application proposes the conversion and extension of an existing garage, with annexe above, into a two storey dwelling. The site has an extant permission for a similar scheme, 19/01654/FUL, and as such the principle of development has already been accepted.
- 7.1.2 The principle of the development was previously accepted as the site was considered to be a windfall development which met the terms of Policy 2 of the Rural North, Oundle and Thrapston Plan and Policy 11 of the same plan. In addition, the part of the site to be developed lies within the defined settlement boundary where new residential development is supported.
- 7.1.3 It should be noted that the approved development under 19/01654/FUL is extant and can be implemented up until February 2023.

7.2 Visual Impact

- 7.2.1 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.
- 7.2.2 The existing garage is positioned to the rear (south) of the main dwelling and there is garden space that extends beyond that. The garage is set away from the main dwelling and there is clear distinction between the two structures. There is also an open field to the west of the site which enables clear views of the subject garage from Main Street.
- 7.2.3 The existing garage itself would stay largely as it is from a visual point of view, except for the addition of a series of rooflights on the west roof slope. The existing cat-slide windows and associated safety railings in the east elevation would also remain.
- 7.2.4 An extension would be added to the northern gable of the garage, which is the least visible part of the garage when viewed across the adjacent field from Main Street. The extension would continue the same proportions as the existing garage, before returning to the east with a further extension to create an 'L' shaped layout. This further element would be set down to create a subservient addition. This application proposes to amend the approved scheme with an increase in size of the extension by approximately 2.5 metres and the addition of a porch to the east of the building. Altogether, the proposed extensions would not be overly prominent or out of scale and the proposed alterations would not have a material impact.
- 7.2.5 From Main Street, the extension to the garage would be visible, but the subservient element would be hidden. As such, the overall bulk of the extension would not be appreciated from the key viewpoint. The application site is also visible from the neighbouring domestic plot to the north. However, like with the view across the field, the full mass of the garage and extensions would not be appreciated. So, the proposal would not result in a structure that would appear visually overbearing.
- 7.2.6 The design of the proposed extensions has been heavily dictated by the design of the existing garage. Whilst it would have been preferable to remove features that appear overly domestic- such as the metal safety railings on the east elevation- it would not be reasonable to insist on this, given that they are existing features and the proposal is for conversion. Furthermore, these formed part of the extant planning permission on the site.
- 7.2.7 The approved application on the site, 19/01654/FUL, included a landscaping and boundary treatment plan for the eastern boundary which was assessed as being acceptable as it ensured that the extensions would

not dominate views into the village from the public right of way to the east. No landscaping or boundary plans have been submitted with the current application, however, a condition can be imposed requiring these details prior to occupation of the dwelling and it is considered that, as with the previous approval, a suitable scheme can be implemented to screen and soften any impact on the proposal.

- 7.2.8 For the reasons discussed above, the proposed development would present a good re-use of an existing building that would not have a detrimental impact on the visual amenity of the surrounding area. Conditions are proposed to ensure that the materials used will match those of the existing garage.

7.3 Impact on Neighbouring Amenity

- 7.3.1 The closest dwellings to the application site are; the associated dwelling at 110 Main Street, 108 Main Street (to the south) and 112 Main Street (to the north).

- 7.3.2 The proposed conversion has been designed to ensure that there are no windows overlooking the dwelling or garden area of 110; particularly given that this was a refusal reason on a previous application on this site (16/01688/FUL). The separation distance between the garage to be converted and 110 would be more than 17 metres, which would be sufficient to ensure that no overbearing impact or overshadowing would occur. There would be a vehicular access to the side of Number 110, however this is an existing feature and the applicant, as the owner of 110, will have considered this prior to submitting the application. It would not be a cause for concern in any case, due to the access providing for only one dwelling. The impact on 110 is therefore acceptable.

- 7.3.3 The subject garage is currently positioned so that there is a gap of approximately 6 metres between the shared boundary and the gable of the garage. The proposal is to add an extension to the northern gable of the garage and this would result in a two storey element falling approximately 1 metre from the shared boundary with number 112 Main Street. The extension would have a depth of 11.3 metres.

- 7.3.4 The proposed development would occur at a point level with the mid point of 112's garden. As such, there would be a sufficient physical separation between the newly created dwelling and the house at 112. The proposed dwelling would not include any windows that would overlook the main private garden areas, or more importantly, any habitable room windows in the rear elevation of 112. The development would not result in a significant level of overshadowing.

- 7.3.5 The dwelling at 108 is set too close to Main Street (and far away from the proposal) to be affected by the proposed development.

- 7.3.6 There is an extant planning permission on the site for the conversion and extension of the existing garage to a dwelling. The proposed application is similar to the approval with the addition of a porch to the front door and an increase in size of the extension by approximately 2.5 metres to the east of

the site. The porch would be screened from adjoining properties No. 112 and 110 by the garage and extension. The increase in length of the extension to the east along the shared boundary with No. 112 would not include any additional windows, with the exception of an additional rooflight. It is not considered that the alterations to the extant permission would have any detrimental impact on adjoining properties.

7.3.7 Overall, the impact on neighbouring amenity is acceptable.

7.4 Impact on Highway Safety and Parking

7.4.1 The application site benefits from an existing vehicular access point off Main Street, which is shared with 110 Main Street and the approved dwelling to the front of the site, and no alterations to the access are proposed.

7.4.2 The site has extant planning permission for the extension and conversion of the existing garage to a separate dwelling, 19/01654/FUL. This application was assessed as being acceptable in terms of highway safety.

7.4.3 There is good visibility at the access point and along the street in both directions. The existing layout of the access is sufficient to serve one more dwelling and there are already gates at the access point which are set 10m back from the highway. The highways team has not objected to the proposal and parking and turning can be provided within the site.

7.4.4 There is ample parking to the frontage and rear of No. 110 for parking to the host property following the loss of the garage.

7.4.5 As such the proposal would not have any adverse impact upon highway safety.

7.5 Ecology

7.5.1 Policy 4 of the North Northamptonshire Joint Core Strategy 2016 requires all development to safeguard existing biodiversity. The site is located within the zone of influence of the Upper Nene Valley Gravel Pits Special Protection Area and as such a mitigation fee is required to provide for mitigation against any harm caused as a result of the proposal.

7.5.2 The applicant has paid the necessary SPA mitigation fees, as requested by Natural England.

7.6 Landscaping/boundary Treatments and Trees

7.6.1 The extant planning permission, 19/01654/FUL, included a landscaping and boundary treatment details and an Arboricultural Impact Assessment and Method Statement. There are a number of trees close to the northern boundary of the site. These details have not formed part of the current application. To ensure that there is a suitable boundary and landscaping provided it is considered reasonable and necessary to require these details. This can be controlled via means of a condition. It is also considered reasonable and necessary to require protection measures for

existing trees, again it is considered that this can be controlled via means of a suitably worded condition.

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).
- 8.2 Pre-commencement Conditions: The applicant has agreed to the proposed pre-commencement condition.

9. Conclusion / Planning Balance

- 9.1 In this instance the proposed conversion and extension of the existing garage to a residential dwelling is not considered to cause significant harm that would outweigh the economic, social and environmental benefits of the proposal, therefore given the current policy position and extant planning permission on the site, the proposed development is considered to be compliant with relevant national and local planning policy as it:
- Is of an appropriate scale and design;
 - Would not have a harmful impact upon the character and appearance of the area;
 - Would not have a significantly detrimental impact upon the amenity of neighbours;
 - Would not have a harmful impact upon highway safety; and
 - There are no other material planning considerations which have a significant bearing on the determination of this application

10. Recommendation

- 10.1 Having regard to applicable 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:
- Location Plan, as received by the Local Planning Authority on 12th August 2021; and
 - Proposed Floor Plans, NL/101 rev A, as received by the Local

- Planning Authority on 8th October 2021; and
- Proposed Elevations, NL/100 Rev A, as received by the Local Planning Authority on 8th October 2021; and
- Proposed Site Layout, NL/12 Rev B, as received by the Local Planning Authority on 8th October 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 finished externally in materials as detailed on the submitted application form and plans. The approved materials should be maintained and retained in perpetuity thereafter.

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

- 4 Notwithstanding the details submitted, the development hereby approved shall be carried out in accordance with the following:

- a). No 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 or Bank / Public Holidays.
- b) The developer, all contractors and sub-contractors engaged in any form of construction work as part of the development should employ the principles of current best practice. In particular due regard should be made to British Standard BS 5228: 2009 "Code of Practice for Noise and Vibration Control on Construction and Open Sites".
- c) During the construction phase 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.
- d) No demolition products (concrete, bricks, soil, etc) shall be processed (crushed or sorted) on-site.
- e) Precautions shall be taken to prevent the deposit of mud and other debris on adjacent roads by vehicles travelling to and from the construction site. Any mud refuse etc. deposited on the road as a result of the development must be removed immediately by the operator/contractor.
- f) There shall be no burning of any material during construction, demolition or site preparation works.

Reason: In the interests of neighbouring amenity.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order or Statutory Instrument revoking and re-enacting that Order), planning permission shall be required for the following development or alterations:

- a) The erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks (as detailed in Schedule 2, Part 1 Classes A and e);
- b) The erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D);
- c) Alterations including the installation of replacement or additional windows or doors, including dormer windows or roof windows or any alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Classes A, B and C); and
- d) the erection of any walls, fences or other means of enclosure to all boundaries (as detailed in Schedule 2, Part 2, Class A).

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and character and in the interests of residential amenity.

6 Prior to the commencement of building construction above ground level hereby permitted a detailed boundary and landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the privacy of adjoining occupiers.

7 Prior to first use or occupation of the development hereby permitted, the boundary and landscaping scheme shall have been implemented in accordance with the details shown on the approved plans, and shall be retained in the agreed manner in perpetuity. Any trees or plants which within

Reason: To protect the privacy of adjoining occupiers.

8 Notwithstanding the submitted details, a Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and shall be in accordance with BS5837:2005. The development shall thereafter be carried out in accordance with these details.

Reason: To ensure the wellbeing of nearby trees.

12. Informatives

N/A