



## North Northamptonshire Area Planning (Kettering) Committee 05/05/2022

<b>Application Reference</b>	<b>NK/2022/0084</b>
<b>Case Officer</b>	<b>Alison Riches</b>
<b>Location</b>	<b>Spring Cottage, 18 Geddington Road, Grafton Underwood</b>
<b>Development</b>	<b>Full Planning Permission: One and a half storey rear extension, additional window on gable ends/ground floor East elevation and rooflight to front. Outbuilding</b>
<b>Applicant</b>	<b>Mrs S Haynes</b>
<b>Agent</b>	<b>S Stephens</b>
<b>Ward</b>	<b>Queen Eleanor and Buccleuch</b>
<b>Overall Expiry Date</b>	<b>08/04/2022</b>
<b>Agreed Extension of Time</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 relevant Parish council has a material written objection.

#### **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 proposal as originally submitted is for a one-and-a-half storey rear extension, the addition of window at first floor level on the side (northeast and southwest)

elevations and at ground floor level on the side (northwest) of the existing dwellinghouse, and the insertion of a roof light in the front (northwest) roof plane.

- 2.2 During the application process, the construction of a single storey outbuilding to the side (northwest) of the dwellinghouse has been added. This outbuilding replaces a previous outbuilding in this location and requires planning permission due to the application site being within a Conservation Area, and this type of development not being covered by permitted development rights afforded by Class E of Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (the GPDO).
- 2.3 Additional plans have been provided for the outbuilding and the description amended to include it. The details have been consulted on for 7 days.
- 2.4 The revised proposal description is therefore:
- A one-and-a-half storey rear extension, the addition of window at first floor level on the side (northeast and southwest) elevations and at ground floor level on the side (northwest) of the existing dwellinghouse, and the insertion of a roof light in the front (northwest) roof plane. Outbuilding.

### **3. Site Description**

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- 3.1 The application site is located in the open countryside to the northwest of Grafton Underwood village, on the south side of Geddington Road.
- 3.2 The application site comprises a residential linear two- and one-and-a-half storey stone cottage with a tiled gable roof and white painted wooden multi-paned casement windows, set in a large irregular shaped plot of residential land. A stone gable roofed porch has been added to front and there is a 1960s buff brick single storey flat roofed element extending across half of the rear elevation, which is adjacent to a glazed wooden flat roofed rear porch.
- 3.3 To the front is a small paved and tarmacked area for parking vehicles clear of the highway and a large area of garden enclosed by low post and rail wooden fencing. The rear garden is large, extends to each side of the property, behind the front garden and is enclosed by 1.8 metre high wooden panel fencing facing Geddington Road and post and rail fencing and planting to the other boundaries.
- 3.4 Although outside the village boundary for Grafton Underwood, the application site is within the Conservation Area and further to the northwest of the site, separated by open countryside, are the dwellinghouses and residential curtilages of the Grade II listed Nos. 20, 21 and 22 Geddington Road.

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

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- 4.1 NK/2021/0073. Single storey and first floor rear extension with additional rooflight to front and window to side. Withdrawn 04/05/2021.

## 5. Consultation Responses

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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 Grafton Underwood Parish Council

- **Objection.**
- Making a new aperture in an existing stone wall, in the existing east gable end, at first floor level on a prominent façade, substantially changes the street view and is out of character with the existing half-light window style to the first floor on the north elevation.
- The proposed Velux roof light on the north elevation of the existing building substantially changes the street view and is out of character with the existing half-light window style to the first floor on the north elevation.
- The proposed eastern glazed gable end to the extension will be seen from the street, especially the first floor glazing section and will substantially change the street view and is out of character.
- The Parish do not object to modern glazed alterations in principle but believe this should not protrude into the street scape view. Ground floor glazing would potentially be more appropriate as it will not be seen from the road or interrupt with the original aesthetic of the existing north/principle roadside façade.

Reconsultation

- No further comments received at the time of writing this report.

### 5.2 Neighbours / Responses to Publicity

- No comments received.

Reconsultation

- No comments received at the time of writing this report.

## 6. Relevant Planning Policies and Considerations

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### 6.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

### 6.2 Legislation

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

### 6.3 National Policy

#### National Planning Policy Framework (NPPF) (2021)

Policy 5. Delivering a sufficient supply of homes

Policy 9. Promoting sustainable transport

Policy 12. Achieving well-designed places

Policy 16. Conserving and enhancing the historic environment

- 6.4 North Northamptonshire Joint Core Strategy (JCS) (2016)  
Policy 2. Historic Environment  
Policy 8. North Northamptonshire Place Shaping Principles  
Policy 11. The Network of Urban and Rural Areas  
Policy 13. Rural Exceptions  
Policy 29. Distribution of New Homes
- 6.5 Kettering Site Specific Part 2 Local Plan (2021)  
Policy GRA1. Grafton Underwood Development Principles  
Policy LOC1. Settlement Boundaries  
Policy RS2. Category B villages  
Policy RS4. Development in the Open Countryside  
Policy RS5. General Development Principles in the Rural Area
- 6.6 Supplementary Planning Documents  
Grafton Underwood Conservation Area Appraisal

## **7. Evaluation**

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The key issues for consideration are:

- Principle of Development
- Visual Impact and the Conservation Area
- Impact on Neighbouring Amenity
- Highway Matters

### **7.1 Principle of Development**

- 7.1.1 The application site is in the open countryside to the northwest of Grafton Underwood village. It is located close to the village and is an established residential dwellinghouse within a large residential curtilage.
- 7.1.2 Paragraph 49 of the National Planning Policy Framework states that applications for housing should be considered in the context of the presumption in favour of sustainable development.
- 7.1.3 Policy RS4 of the Kettering Site Specific Part 2 Local Plan restricts new development in the open countryside unless it meets the requirements of Policies 13, 25 or 26 of the North Northamptonshire Joint Core Strategy. Policy 13(2) of the North Northamptonshire Joint Core Strategy also restricts new development in the open countryside away from established settlements.
- 7.1.4 Policy RS5 of the Kettering Site Specific Part 2 Local Plan requires development in the Rural Area to retain a village's open and rural character, maintaining views into the open countryside where it is on the edge of the settlement.
- 7.1.5 As the proposal is for extensions and alterations to an existing dwellinghouse, which is in close proximity to the settlement of Grafton Underwood, the principle for the type of development proposed is not considered to be restricted by these policies.

- 7.1.6 Section 72(1) of the Act requires Local Planning Authorities have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas.
- 7.1.7 Paragraph 200 of Policy 16 of the National Planning Policy Framework requires Local Planning Authorities to look for opportunities for new development within Conservation Areas to enhance and better reveal their significance.
- 7.1.8 Policies 11 and 29 of the North Northamptonshire Joint Core Strategy direct development to existing urban areas and indicate that Grafton Underwood, as part of Kettering rural, is a tertiary focal point for limited development, such as extensions, after the growth town of Kettering and the smaller towns of Burton Latimer, Desborough and Rothwell.
- 7.1.9 Policies 2 and 8 of the North Northamptonshire Joint Core Strategy is supportive of extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and the highway network.
- 7.1.10 The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

## **7.2 Visual Impact and the Conservation Area**

- 7.2.1 Section 72(1) of the Act requires Local Planning Authorities have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas.
- 7.2.2 Policy 12 of the National Planning Policy Framework places a duty on Local Planning Authorities to establish a strong sense of place and to respond to local character, reflecting local surroundings and materials, which are visually attractive as a result of good architecture.
- 7.2.3 Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy requires new development to respond to the site's immediate and wider context and local character.
- 7.2.4 Policy 2 of the North Northamptonshire Joint Core Strategy requires new development to complement the surrounding historic environment through form, scale, design and materials.
- 7.2.5 The proposal is for a one-and-a-half storey extension across the rear of the existing dwellinghouse, with a subordinate parallel gable roof joined by a small subordinate perpendicular gable roofed section. The southeast end of the proposal has a glazed gable end and other parts of the proposal include the insertion of windows in the existing side walls of the dwellinghouse at both ground and first floor level, the insertion of a roof light in the front roof plane of the existing dwellinghouse and the construction of a single storey outbuilding to the side (northwest) of the dwellinghouse.

- 7.2.6 The existing dwellinghouse is a modest building of simple linear form with a gable roof and although located close to the settlement boundary of Grafton Underwood, the property is determined to be in the open countryside.
- 7.2.7 The Parish Council has objected to the proposal in that they consider the proposed development is out of character with the details of the existing dwellinghouse and substantially changes the street view.
- 7.2.8 The proposed extension and alterations to the existing dwellinghouse have been designed to be subordinate to the existing dwellinghouse and to be generally reflective of its modest linear proportions, detailing and fenestration. This part of the proposal also facilitates the removal of the existing inappropriate flat roofed rear extension which was built in the 1960s/1970s. The existing extension is reflective of the time it was built but does not respect or reflect the character and appearance of the existing dwellinghouse, which is to the detriment of the character and appearance of the Conservation Area and the wider street view.
- 7.2.9 The proposed extension is located behind the existing dwellinghouse and, due to there being no immediately adjacent neighbours, it will be partially visible in glimpsed views from the public realm in Geddington Road. It is considered that the design is reflective of the existing dwellinghouse with the proposed glazed gable on the southeast end providing a sympathetically designed addition, in terms of the proportions and roof slope, which allows the proposal to be distinguished from the existing dwellinghouse, but which is reflective of it in the choice of materials to match the existing dwellinghouse. The use of matching materials can be secured by condition, and it is therefore considered that the proposal will be in keeping with the character of the existing dwellinghouse and will not significantly adversely impact on the character and appearance of the Conservation Area or the wider street scene.
- 7.2.10 The proposal also includes the insertion of openings in the existing dwellinghouse. The openings themselves can be created using permitted development rights and as such, could have been designed without any reference to the existing fenestration. The only reason planning permission is required is in relation to the first floor openings and for amenity reasons, and this is discussed in Section 7.3.
- 7.2.11 With respect to this proposal, the applicants have chosen to provide first floor openings which reflect the scale and proportions of existing openings in the same elevations, and this is considered to be reflective of the character and appearance of the existing dwellinghouse and will not adversely impact on the character and appearance of the Conservation Area or the wider street scene. The location of the windows can be secured by condition.
- 7.2.12 The proposed insertion of the roof light in the front roof plane is to serve an existing first floor bathroom and it is considered that provided a Conservation roof light is added which matches those inserted in the rear roof plane, then this part of the proposal will not adversely impact on the character and appearance of the Conservation Area or the wider street scene. This can be secured by condition.
- 7.2.13 With respect to the proposed outbuilding, this structure is to replace a previous outbuilding on site which burnt down. It has been located in the same area as

previously and has been designed to be a simple rectangular building with a gable roof and, subject to it being built out as submitted in materials to match those on the existing dwellinghouse, it is considered to be in keeping with the character of the dwellinghouse and not to adversely impact on the character and appearance of the Conservation Area or the wider street scene.

- 7.2.14 As such, subject to conditions for the proposals to be built out in accordance with the submitted plans, in matching materials, and for the proposed roof light to be a Conservation rooflight, the application complies with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy and section 72(1) of the Act, in that there will not be an adverse impact on the character and appearance of the dwellinghouse, the Conservation Area or the wider street scene.

### **7.3 Impact on Neighbouring Amenity**

- 7.3.1 The National Planning Policy Framework in Policy 12, paragraph 130(f) seeks to ensure that development creates places with high standards of amenity for existing and future users. (overbearing/sense of enclosure).

- 7.3.2 Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy seeks to protect amenity by new development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

- 7.3.3 By virtue of the separation distance of the dwellinghouse from the nearest residential properties in Grafton Underwood village to the east and Nos. 20, 21 and 22 Geddington Road to the west, it is considered that the proposals will not give rise to adverse impacts on the amenities of these neighbouring occupiers.

- 7.3.4 With respect to the insertion of openings at first floor level in the existing dwellinghouse, these require planning permission as they are proposed not to be obscure glazed or non-openable unless at 1.7 metres above floor level of their respective rooms.

- 7.3.5 As the dwellinghouse has no nearby neighbouring occupiers and the proposed first floor windows are to serve bedrooms, it is not considered necessary, or reasonable to require them to be restricted in their glazing or opening, as the amenities of future or surrounding neighbouring occupiers will not be adversely affected by this part of the proposal.

- 7.3.4 This is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy and Policy 12 of the National Planning Policy Framework.

### **7.4 Highway Matters**

- 7.4.1 Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

- 7.4.2 The existing parking at the site is provided by a small paved and tarmacked area to the front of the property and it is considered that the proposal would not adversely

impact on this parking provision to the detriment of other pedestrian and vehicular users of the highway.

7.4.3 This is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## **8. Other Matters**

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8.1 None.

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

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9.1 Subject to conditions for the proposals to be built out in accordance with the submitted plans, in matching materials, and for the proposed roof light to be a Conservation rooflight, the application complies with policies in the Development Plan.

## **10. Recommendation**

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10.1 The proposal is recommended for conditional approval.

## **11. Conditions**

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1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

REASON: In the interest of securing an appropriate form of development in the interests of visual and residential amenity and the character and appearance of the Conservation Area in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.

REASON: In the interests of visual amenity and the character and appearance of the Conservation Area in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

4. The rooflights hereby approved shall be Conservation roof lights to match, in type, colour and texture, those Conservation roof lights on the existing building.

REASON: In the interests of visual amenity and the character and appearance of the Conservation Area in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.



## 12. Informatives

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Positive/Proactive - amendments

### 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 and existing site plans		106_01_P_101	04/02/2022
Proposed site plan		106_01_P_102D	31/03/2022
Proposed elevations, ground and first floor plans		106_01_P_104E	04/02/2022
Proposed elevations and roof plan coloured		106_01_P_106A	04/02/2022
Outbuilding. Proposed elevations and floor plans		106_01_P_107	31/03/2022
Existing elevations, ground and first floor plans		106_01_P_103C	11/02/2022

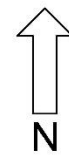


Site Location Plan  
1/250



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Existing Site Plan  
1/250



**Note:**

**PLANNING ISSUE**

This drawing is for planning use only. It is not to be used for any other or similar purposes.

This drawing is issued in the presence of S.J.Stephens who does not give any guarantee or warranty as to the accuracy or completeness of the information provided in this drawing.

The contractor is responsible for checking all dimensions on site before commencing any works. It is the contractor's responsibility to ensure that all dimensions are correct and that the works are carried out in accordance with the relevant planning conditions and any other applicable legislation.

The contractor is responsible for checking the drawing against all other relevant details and drawings prior to commencement of the works. The drawing is to be used in conjunction with other specific details and drawings.

All dimensions are taken to outside unless otherwise stated. Internal lines are shown as approximate and are not to be used for construction purposes.



Site Boundary

Dr: SJ Stephens Date: 20/01/21



Tel: 07520561141  
Email: info@sjstephens.ltd.co.uk

Drawing Name:  
Site location and Existing Site Plan

Project Name:  
18 Geddington Road

Customer Name:  
Mr & Mrs Haynes

Issue No	Date	Drawn	Checked
106/01	20/01/21	ES	