

**North Northamptonshire Area Planning Committee  
(Thrapston)  
8 June 2022**

<b>Application Reference</b>	<b>NE/22/00184/FUL</b>
<b>Case Officer</b>	<b>Ellen Carr</b>
<b>Location</b>	<b>Wilanow, Berrister Place, Raunds, Wellingborough, NN9 6JN</b>
<b>Development</b>	<b>Erection of Proposed Annex to Create Home Office &amp; Partial Conversion of Double Garage to Form Utility Room</b>
<b>Applicant</b>	<b>Mr &amp; Mrs R Levell</b>
<b>Agent</b>	<b>Andrew J. Porter Architectural Consultant - Mr Andrew Porter</b>
<b>Ward</b>	<b>Raunds</b>
<b>Overall Expiry Date</b>	<b>10.06.2022</b>
<b>Agreed Extension of Time</b>	<b>10.06.2022</b>

**Scheme of Delegation**

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because the applicant is a Unitary Councillor for North Northamptonshire Council.

**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 applicant seeks to convert part of the existing garage into a utility room and erect an annex to create a home office with associated kitchen area and WC.

### **3. Site Description**

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- 3.1 The site is a detached three storey dwellinghouse with detached double garage to front and access through gated gravel driveway off Berrister Place.
- 3.2 The site is not located within a Conservation Area, however, the neighbouring property to the South is a Grade II Listed Building.

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

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- 4.1 05/02308/FUL– Conservatory – Approved – 10.01.2006
- 4.2 99/00016/FUL– Dwellinghouse, garage and vehicular access. – Approved – 24.02.1999
- 4.3 97/00341/OUT - Detached dwelling and access – Approved – 31.07.1997

### **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 Raunds Town Council

No objection.

5.2 Neighbours / Responses to Publicity

None received.

5.3 Local Highway Authority (LHA)

The LHA can confirm no objections to this application as the proposal does not demonstrate any intensification of the access. However, they did make the following observations;

- The access must be constructed in a hard bound material for the first 5.5 metres from the highway boundary in the interests of highway safety. This prevents loose material such as gravel being transferred to the public highway where it is a danger, particularly to cyclists and motorcyclists. Please note that this authority does not accept resin bound gravel as a hard bound material due to the fact that, over time, the gravel often comes away from the binder.
- Any gates across a private drive must be set back a minimum 5.5 metres from the highway boundary to enable a vehicle to stand clear of the highway before gates are opened. Alternatively, they must be operated by electric remote fobs and in this case the setback will not be required. Gates must be hung to open inwards only.

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

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### **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 8 - North Northamptonshire Place Shaping Principles

### **6.4 Local Plan –Emerging East Northamptonshire Local Plan (LPP2) (2021)**

EN1 – Spatial Development Strategy  
EN13 - Design of Buildings / Extensions  
EN14 – Designated Heritage Assets  
EN15 – Non designated Heritage Assets

### **6.5 Neighbourhood Plan – Raunds Neighbourhood Plan (2017)**

Policy R2 - Promoting Good Design  
Policy R18 – Locally Listed Buildings.

### **6.6 Other Relevant Documents**

Northamptonshire Highways Parking Standards (2016)  
Local Highway Authority Standing Advice for Local Planning Authorities (2016)  
Householder Extensions Supplementary Planning Document (8<sup>th</sup> June 2020)  
Residential Annexes Supplementary Planning Document (September 2021)

## **7. Evaluation**

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The key issues for consideration are:

- Principle of Development
- Visual Impact and Impact on Neighbouring Amenity
- Highway Matters
- Heritage

### **7.1 Principle of Development**

7.1.1 The proposed annex is to measure 2775mm to eaves and 4075mm to ridge with a footprint of 7300mm by 3477.5mm and the floor plans show it would be used incidental to the host dwelling as a home office with WC and separate sink area. Paragraph 13 of the Residential Annexes SPD (September 2021) does suggest that a supporting statement should support the planning application outlining who the annex would be used by, their relationship to the occupants of the host dwelling and how the annex would be used. A supporting statement has not been requested as the details given do state that the annex is to be used as a home office and not additional sleeping accommodation in addition to the host dwelling. That said, it could also be used for sleeping accommodation incidental to the main dwellinghouse.

7.1.2 The distance from the proposed annex to the boundary line is 110mm at its closest point to the rear of the structure, increasing to 467mm at its widest point, towards the front. The existing 1900mm high stone boundary wall is to be removed from the location of the existing potting shed to the front of the site as shown on plan 327/22/01 C. The wall is to be replaced with a 1800mm high close boarded timber fence. The stone salvaged by the removal of the stone wall is to be reused in the construction of the proposed annex. It is also noted that the existing wall to the front of the site is to remain in place.

7.1.3 Half of the existing detached double garage is proposed to be converted into a utility room. The other half remaining as a garage space. The front elevation of the garage is to remain looking as its existing appearance.

7.1.4 It is considered that the principle of the proposed annex and part garage conversion is acceptable and the annex would be conditioned to be used incidental to the host dwelling and not be used as a separate business for which a further planning application will be required.

### **7.2 Visual Impact and Impact on Neighbouring Amenity**

7.2.1 The proposed annex is to be constructed from natural stone salvaged from the removal of the boundary wall with painted hardwood door and frame and timber windows. It would be subservient to the main dwelling and would relate well to its character and appearance. The existing garage would provide substantial screening of the proposed Annex in public views. As such it would not materially harm the street scene.

Windows are proposed on the rear and south-west elevation, with a door to the front elevation and velux to both the north-east and south-west elevation.

7.2.2 The part conversion of the existing garage into a utility room is confined to interior alterations that would not change its current front elevation, retaining the existing garage door. Its appearance in the street scene would not be altered.

7.2.3 Due to the positioning of the proposed works and the distance to the neighbouring property, 21 Richardson, there is little impact in terms of overshadowing, overlooking, loss of privacy, loss of light. It would not have a significantly harmful impact upon residential amenity.

### **7.3 Highway Matters**

7.3.1 Given the scale and siting of the proposal, it is considered that the proposal would not have an adverse impact on highways safety. The informative comments of the highways team are noted but are not relevant to this proposal as the access arrangements exist and the proposal would not materially intensify its use.

### **7.4 Heritage**

7.4.1 The Council is required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

7.4.2 Due to the scale and location of the proposed development, it is considered that there would be no harm to the special architectural or historic interest of the adjacent Grade II listed building to the south of the site, including its wider setting. For the same reasons, the proposal would have no impact on the locally listed (Raunds Neighbourhood Plan Policy R18) no. 4 Berrister Place (The Old Vicarage).

## **8. Other Matters**

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8.1 N/A

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

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9.1 The proposed development complies with the relevant development plan policies and is consistent with the provisions in the National Planning Policy Framework. It is recommended that the proposal be approved subject to condition/s.

## **10. Recommendation**

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10.1 That planning permission be GRANTED subject to the following conditions:

## 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 permission.

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 using materials to match the existing dwelling.

Reason: In the interests of visual amenity.

- 3 The development hereby permitted shall be carried out strictly in accordance with following plans received by the Local Planning Authority on 11<sup>th</sup> February and 19<sup>th</sup> March 2022:

- 327/22/02 - Location & Block Plans (11<sup>th</sup> February 2022)
- 327/22/01 C – Existing & Proposed Plans/Elevations/Sections & Location Block Plans (19<sup>th</sup> March 2022)

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

- 4 The annex hereby approved shall be used only in association with, and ancillary to the occupation of the existing dwelling at Wilanow, Berrister Place, Raunds, and shall not be used as a separate business or dwelling unit.

Reason: The application has been determined on this basis and any other use would require further assessment under Local and National Policies.

## 12. Informatives

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None