

<b>Application Reference</b>	<b>NW/22/00185/FUL</b>	
<b>Case Officer</b>	Mr Christopher Mohtram	
<b>Location</b>	5 Ryeburn Way Wellingborough NN8 3AH	
<b>Development</b>	Part two storey and part single storey rear extension and single storey front extension.	
<b>Applicant</b>	Mr S Thampapillai	
<b>Agent</b>	Mr M Rahman	
<b>Ward</b>	Brickhill and Queensway Ward	
<b>Overall Expiry Date</b>	18 May 2022	
<b>Agreed Extension of Time</b>	26 <sup>th</sup> June 2022	
<b>Checked</b>	Debbie Kirk	Senior Development Management Officer

## Scheme of Delegation

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This application is brought to committee because it falls outside of the council's scheme of delegation as the proposal has received 6 neighbour objections.

### 1. Recommendation

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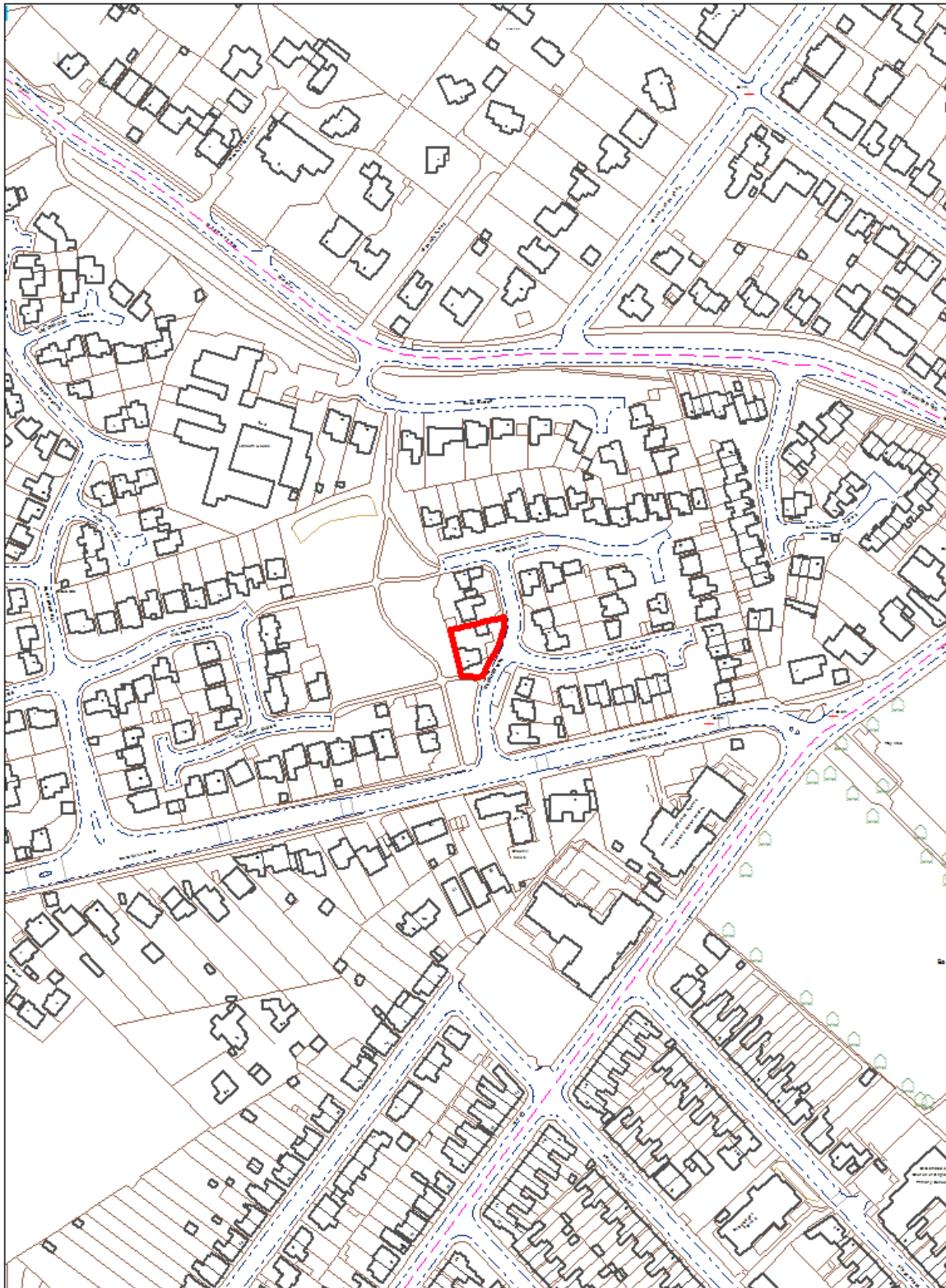
1.1 That planning permission be **GRANTED** subject to the conditions listed at the end of the report .




### 2. The Application Proposal and Background

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2.1 Planning permission is sought for a part two-storey part single storey rear extension and a single storey front extension. The submitted plans indicate a small ground floor front extension with a mono pitched roof, the front door is enhanced with full length windows on either side. The single storey front extension would measure 1.3 metres deep by 5.4 metres wide with the ridge of the pitched roof height measuring 3.4 metres and an eaves height of 2.1 metres and will contain a cloak room area.

NW/22/00185/FUL



 <p>North Northamptonshire Council</p>		<p>ICT Services</p> <p>This map is accurate to the scale specified when worded as a.c.</p>	<p>© Crown Copyright, and Ordnance Survey 2020. Ordnance Survey 100029287</p> <p>Data Provided by Ordnance Survey © Ordnance Survey 2020</p>	<p><b>Legend</b></p> <p> NW/22/00185/FUL - 5 Ryeburn Way, Wellingborough</p>
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2.2 The part two-storey part single storey rear extension is designed with two projecting gable roofs at first floor level and a lean to roof at ground floor. The two-storey rear extension measures 3.6 metres deep on the eastern side and 2.0 metres deep on the western side with a width measuring 9.7 metres along the entirety of the rear wall. The two-storey rear extension would measure approximately 7.1 metres to the ridges and approximately 5 metres to the eaves. A 1.5-metre-deep single storey extension with a lean-to roof would project beyond the rear of proposed two storey extension. The lean to extension would measure approximately 3.2 metres at the highest point and 2.6 metres at the eaves. At ground floor rear extensions will contain a reconfigured and extended kitchen/lounge and dining room area, while at first floor, two existing bedrooms will be enlarged with each being served by new en-suites. The single storey rear extension will contain bi-fold doors with a window beside serving the enlarged ground floor area. At first floor, new windows are added for bedrooms 2 and 3 with a new window serving an en-suite.

### **3. Site Description and Surroundings**

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3.1 The application site consists of 5 Ryeburn Way, located within the town of Wellingborough as defined by D.20 (Wellingborough town boundary) proposals map of the Plan for the Borough of Wellingborough. Surrounding development includes an area of public open space to the west and a neighbouring residential property to its north. The application site consists of a two-storey detached dwelling with a detached double garage which is characteristic of the wider street scene.

3.2 Existing design features include a prominent Tudor style projecting gable to the front elevation. Vehicular access is taken from Ryeburn Way along the eastern boundary of the site with a driveway for one vehicle sitting at an oblique angle to the main dwelling house and an area of hardstanding for two vehicles in front of a detached double garage. Boundary treatments include a low picket fence to the front with hedgerows and a red brick wall to the flank and rear.

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

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WP/1993/0253	Approved with conditions Residential development including public open space and site for affordable housing (Amended scheme)	29.09.1993
WP/1994/0075	Approved with conditions Erection of 46 dwellings together with roads, sewers and all ancillary works	01.06.1994

### **5. Consultation Responses**

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A full copy of all comments received can be found on the Council's Website <https://www.wellingborough.gov.uk/viewplanningapplications>

### **5.1 Wellingborough Town Council - No objection**

**5.2 Neighbours/Responses to publicity** - 6 Neighbour objection letters have been received; the main points raised:

- 6 comments in relation to concerns that following development the host dwelling will be used as a house in multiple occupation which could lead to increased parking issues and noise disturbance
- 1 comment in relation to the rear extension will considerably block daylight/sunlight in neighbouring properties & gardens.
- 1 comment in relation to disturbance generated by building work

**5.3 Local highway authority (LHA)** - does not intend to raise an objection to the application on highway safety or capacity grounds

**5.4 NNC Strategic Lead for Private Sector Housing** - cannot raise any objections based on what the property might become in the future and so do not have any objections at this stage.

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

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### **Documents/Guidance:**

National Planning Policy Framework (NPPF) (July 2021)

Planning Practice Guidance (PPG)

National Design Guide (PPG) (September 2019)

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

Policy 1 (Presumption in favour of sustainable development)

Policy 3 (Landscape Character)

Policy 4 (Biodiversity and geodiversity)

Policy 8 (North Northamptonshire place shaping principles)

### **Plan for the Borough of Wellingborough - Part 2 of the local plan (PBW)**

D.20 (Wellingborough town boundary)

### **Supplementary Planning Documents/Guidance:**

Sustainable Design

Residential Extensions: a guide to good design

Parking

## **7. Evaluation**

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The proposal raises the following main issues:

- conformity with the development plan and material considerations;
- design, layout and the effect on the character and appearance of the surrounding area;
- effect on flood risk and surface water drainage;
- effect/impact on the living conditions of the neighbouring occupiers and the future occupiers of the development;

- effect/impact on highway safety in relation to the proposed access arrangement and parking provision;
- conditions

#### **7.0 Conformity with the development plan and material considerations;**

7.1 - Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *{i "If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise."}*

7.2 Policy 1 of the JCS is clear that when considering development proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development as set out within the revised NPPF.

7.3 This proposal is for the erection of extensions to a residential dwelling within the town of Wellingborough as defined by D.20 (Wellingborough town boundary) of PBW proposals map. The application site contains an existing dwelling with a lawful residential use. Extensions to existing dwellings houses are supported in principle.

#### **7.4 Design, layout and the effect on the character and appearance of the surrounding area**

7.5 JCS at policy 8 (d) (i) and (ii) describes the principles that proposed development must take into account with regards to its effect on the character and appearance of an area.

7.6 The government at paragraph 130 (a) – (d) of the revised NPPF attach great importance to the design of built development. It goes on to advise that planning decisions should ensure that development will function well and add quality of the overall area; not just for the short term but over the life time of a development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the built environment and landscape setting, while not discouraging appropriate innovation and change; establish or maintain a strong sense of place, using the arrangements of streets, space, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

7.7 Paragraph 3.2 of the Residential extensions a Guide to good design supplementary planning guidance II requires that front extensions do not extend too far forward and should be well designed to avoid disfiguring the 'face' of the house. On corner sites particular attention should also be given to how the side of the extension is treated.

7.8 The scale, form and design of the proposed single storey front extension is considered to respond positively to the local character of the area, enlarging an existing property in an existing residential area. The single storey front extension is minimal in scale and is designed to complement the existing dwelling with the projecting roof pitch echoing the pitch of the existing front gable.

7.9 The part two-storey part single storey rear extension can be partially seen from street from the eastern boundary and the eastern side elevation would measure 5.1 metre at ground floor and 3.6 metres at first floor level. On its western elevation the

two-storey element would measure 2 metres at first floor and 3.5 metres at ground floor. These dimensions combined with its overall height of 7.1 metres on both its gables would not lead excessive massing of the property nor result in development that would be out of character with the wider street scene.

7.10 It is therefore considered that the proposed part two storey and part single storey rear and single storey front extensions would not be harmful to the visual appearance or character of the existing dwelling and would be acceptable regarding design. The design, roof pitches and proposed materials as indicated on the submitted plans are considered acceptable in terms of their impact on the character and appearance of the area. The layout as proposed is a sensible response to the site constraints and allows enough front and rear amenity space to remain. As the host property is a large detached two storey dwelling, and the proposal entails sympathetically designed extensions, the proposals would cause no unacceptable harm to the character and appearance of the building, the street scene or the locality and would be in accordance with policy 8 (d) (i) and (ii) of the JCS

#### **7.11 Effect on flood risk and drainage**

7.12 The JCS at policy 5 sets out a raft of sub policies aimed at preventing or reducing flood risk. The Environment Agency flood map indicates that the site is located within flood zone 1 which represents land outside the predicated extent of extreme flooding from rivers, having less than 0.1% annual probability of flooding from these sources. The overall risks from ground water flooding are low. As the extent of development is limited to a rear extension to an existing dwelling that is not located in a flood risk area, the proposal is considered to comply with policy 5 of the JCS.

#### **7.13 Effect/impact on the living conditions of the neighbouring occupiers and the future occupiers of the development**

7.14 The JCS at policy 8 (e) (i) details policy relating to the protection of amenity of neighbouring occupiers whilst paragraph 130 (f) of the revised NPPF the government requires new development to provide 'a high standard of amenity for all existing and future users.

7.15 The proposed scheme has received 6 objections from neighbouring properties, the main reason being that it will facilitate conversion of the host dwelling into a house of multiple occupation. This is considered by objectors to lead to greater footfall in the property with increased parking, leading to noise disturbance and harming the amenity of surrounding neighbouring properties.

7.16 It is noted however that the first floor rear extension does not increase the number of bedrooms but enlarge the existing ones and it remains a four-bedroom house. Furthermore, the applicant's agent has confirmed that the extension is to accommodate his client's family of 5. The objectors have not provided any substantial evidence that there is a saturation of houses in multiple occupation in the street and there have been no objections from the NNC private sector housing team.

7.17 An objection was received regarding loss of light from the proposed two storey rear extension, the objector is however not on the same street as the application site but sited on the street adjacent and not directly affected by the proposal. The host

property has no adjacent dwellings to its east nor west but does share a rear boundary with 7 Ryeburn Way. This property is orientated with its rear facing west and its southern flank abutting the boundary of No.5 with no direct facing windows towards the new first floor bedrooms of the proposed rear extension. A spacing and separation distance of approximately 12 metres currently exists between the rear elevation of the host dwelling and the flank elevation of number 7 Ryeburn Way. The two-storey rear extension spacing, and separation distance would be reduced to 8.4 metres which is considered sufficient to negate any unacceptable overlooking. Furthermore, existing vegetation and a 1.8-metre-high boundary brick wall also partially screens the extension from view at the ground floor.

One neighbouring comment has mentioned disturbance caused by buildings works, this is noted and not considered substantial as the building works are for extensions and not a long-term housing development. This will also be addressed through a standard 'considerate contractors'; informative being added to any planning permission. This seeks to 'limit the potential detriment of construction works on residential amenity, and recommends that all works and ancillary operations which are audible at the site boundary during construction should be carried out only between the following hours: 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays'.

7.18 In considering the spacing and separation distance from the neighbouring properties, the nature and scale of the front and rear extensions and the lack of overlooking concerns, the development is considered acceptable in relation to the impact upon the amenity of the neighbours and would comply with policy 8 ( e ) (i) of the JCS.

#### **7.19 Effect/Impact on highway safety in relation to (the proposed access arrangement and parking provision)**

7.20 JCS policy 8 (b) (i) gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters. JCS policy 8 (b) (ii) seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

7.21 The number of bedrooms within the property is unchanged at four and therefore existing parking provision is unaffected. The proposed householder development would be unlikely to encourage or cause unacceptable on-street parking, congestion and associated highway safety issues. There remains sufficient capacity within the application red line for the provision of a minimum of 3 off street parking spaces and the access, both of which are unaltered.

7.22 Overall, the parking provision on-site would meet local parking standards and is considered compliant with policy 8 (b) (ii) of the JCS as confirmed through a no objection response from the local highway authority.

#### **7.23 Conditions**

7.24 The revised NPPF at paragraph 56 requires conditions to only be imposed where they are: necessary, relevant to planning and to the development to be

permitted, enforceable, precise and reasonable in all other respects. The PPG reiterates this advice.

## **8. CONCLUSION/PLANNING BALANCE**

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The proposed development complies with the relevant development plan policies and is consistent with the provisions in the revised NPPF. In the absence of any material considerations of sufficient weight, it is recommended that the proposal be approved subject to conditions

## **9. RECOMMENDATION**

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9.1 That planning permission be **GRANTED** subject to the conditions below:

## **10. Conditions**

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1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following plans/details:  
Site Location Plan - Received 23.03.22  
Existing, Proposed Floor Plans and Elevations A22-16-01 - Received 23.03.22

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

3. The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match those of the existing building except where indicated otherwise on the approved drawings.

Reason: To ensure that the new work harmonises with the existing building and to ensure the development does not detract from the appearance of the locality in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

4. Before the development hereby permitted is first occupied, the proposed en-suite window at first floor level, north facing shall be fitted with obscure glazing to a minimum of Pilkington Level 3 and non-opening unless the openable parts are more than 1.70 metres in height above the floor level in the room which they are located. The obscure glazing shall be continuous and shall not incorporate any clear glazing features. It shall subsequently be retained as such in perpetuity.



Reason: In order to protect and safeguard the amenities of the adjoining occupiers, in accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy

## **11. INFORMATIVE/S:**

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1. In accordance with the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework.
2. The North Northamptonshire Council encourages all contractors to be 'considerate contractors' when working in our district by being aware of the needs of neighbours and the environment. Prior to the commencement of any site works, it is good practice to notify neighbouring occupiers of the nature and duration of works to be undertaken. To limit the potential detriment of construction works on residential amenity, it is recommended that all works and ancillary operations which are audible at the site boundary during construction should be carried out only between the following hours: 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.
3. The Party Wall Act 1996 provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings. A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes. The Act is separate from obtaining planning permission or building regulations approval. The applicant is advised to refer to this guidance to address any issues relating to the stone boundary wall.