



Daventry Local Area Planning Committee

A meeting of the Daventry Local Area Planning Committee will be held at the Council Chamber, Lodge Road, Daventry NN11 4FP on Wednesday 6 July 2022 at 6.00 pm

Agenda

1.	Apologies for Absence and Appointment of Substitute Members
2.	Declarations of Interest Members are asked to declare any interest and the nature of that interest which they may have in any of the items under consideration at this meeting.
3.	Minutes (Pages 5 - 12) To confirm the Minutes of the Meeting of the Committee held on 8 June 2022.
4.	Chair's Announcements To receive communications from the Chair.
Planning Applications	
5.	Planning Application - WND/2022/0276 Daventry (Pages 17 - 24)
6.	Planning Application - WND/2022/0311 Long Buckby (Pages 25 - 32)
7.	Urgent Business The Chairman to advise whether they have agreed to any items of urgent business being admitted to the agenda.

8.	<p>Exclusion of Press and Public</p> <p>In respect of the following items the Chairman may move the resolution set out below, on the grounds that if the public were present it would be likely that exempt information (information regarded as private for the purposes of the Local Government Act 1972) would be disclosed to them: The Committee is requested to resolve: "That under Section 100A of the Local Government Act 1972, the public be excluded from the meeting for the following item(s) of business on the grounds that if the public were present it would be likely that exempt information under Part 1 of Schedule 12A to the Act of the descriptions against each item would be disclosed to them"</p>
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Catherine Whitehead
Proper Officer
28 June 2022

Daventry Local Area Planning Committee Members:

Councillor Kevin Parker (Chair)

Councillor Alan Chantler (Vice-Chair)

Councillor Daniel Cribbin

Councillor Rupert Frost

Councillor Rosie Humphreys

Councillor Cecile Irving-Swift

Councillor David James

Councillor Peter Matten

Councillor Wendy Randall

Information about this Agenda

Apologies for Absence

Apologies for absence and the appointment of substitute Members should be notified to democraticservices@westnorthants.gov.uk prior to the start of the meeting.

Declarations of Interest

Members are asked to declare interests at item 2 on the agenda or if arriving after the start of the meeting, at the start of the relevant agenda item

Local Government and Finance Act 1992 – Budget Setting, Contracts & Supplementary Estimates

Members are reminded that any member who is two months in arrears with Council Tax must declare that fact and may speak but not vote on any decision which involves budget setting, extending or agreeing contracts or incurring expenditure not provided for in the

agreed budget for a given year and could affect calculations on the level of Council Tax.

Evacuation Procedure

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Queries Regarding this Agenda

If you have any queries about this agenda please contact Marina Watkins / Jeverly Findlay, Democratic Services via the following:

Tel: 01327 302236 / 01327 302324

Email: democraticservices@westnorthants.gov.uk

Or by writing to:

West Northamptonshire Council
Lodge Road
Daventry
NN11 4FP

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**West
Northamptonshire
Council**

Daventry Local Area Planning Committee

Minutes of a meeting of the Daventry Local Area Planning Committee held at Council Chamber, Lodge Road, Daventry NN11 4FP on Wednesday 8 June 2022 at 6.00 pm.

Present Councillor Kevin Parker (Chair)

Councillor Daniel Cribbin
Councillor Rupert Frost
Councillor Cecile Irving-Swift
Councillor David James
Councillor Peter Matten
Councillor Wendy Randall

Substitute
Members: Councillor David Smith
 Councillor Jonathan Harris

Also
Present: Councillor Charles Morton
 Councillor Rebecca Breese
 Councillor Rosie Herring

Apologies
for
Absence: Councillor Alan Chantler
 Councillor Rosie Humphreys

Officers Keith Thursfield, DM Manager (Daventry Area)
 Eamon McDowell, Area Planning Officer
 Surinder Atkar, Planning Solicitor
 Jeverly Findlay, Committee Officer
 Catherine Whitehead, Monitoring Officer

46. Declarations of Interest

Councillors Cecile Irving-Swift and Rupert Frost declared an interest in applications WND/2021/0391 West Haddon and WND/2021/0867 Barby, as friends of the applicant. They advised that they would leave the room during the discussion and voting thereon.

The Chair announced that he would be vacating the chair for application WND/2021/0391 West Haddon, as he had voted in favour of the application when it had been considered at the meeting on 8 December 2021 and wanted to avoid any suggestion of pre-determination. Councillor Peter Matten advised that he did not remember how he had voted at the meeting in December but that he had an open mind about the application being considered that evening.

Councillor David Smith announced, for transparency, that he was a Cabinet Member as was Councillor Longley who had an interest in application WND/2021/0867 Barby and was the applicant for application WND/2021/0391 West Haddon.

47. **Minutes**

RESOLVED:

That the Minutes of the Daventry Local Area Planning Committee of 11th May 2022 be approved and signed as a correct record.

48. **Planning Application WND/2021/0676 Staverton**

Planning applications

Consideration was given to the report detailing the planning applications which had been previously circulated.

RESOLVED:

That, subject to the variations set out below, the advice set out in the report now submitted be agreed.

49. **WND/2021/0676 – STAVERTON - CONSTRUCTION OF DETACHED DWELLING AND GARAGE - LAND AT THE CROFT, CROFT LANE, STAVERTON, NORTHAMPTONSHIRE, NN11 6JE**

The Area Planning Officer outlined the application and referred to a previous appeal decision for a development proposal on the site which had been dismissed due to the impact on the heritage asset. The current proposal was for a detached dwelling which would be offered as affordable housing. There was a local need for this type of housing and this had been weighed in the balance when considering the application. It had been determined that the public benefit of this provision outweighed the less than substantial harm to the heritage asset. It was however a finely balanced consideration, and it was acknowledged that there would be some harm to the setting of the listed building. With regard to the comments in the late representations, it was highlighted that even if the affordable housing did not meet a proven local need, there was still a wider need for affordable housing provision.

Mr Morgan and Mr Fordham spoke against the application, as they considered that it would harm the heritage asset. Mr Wilbraham, the Agent addressed the Committee and highlighted that the only concerns of a technical nature had been raised by the Conservation Officer.

In response to enquiries, the Area Planning Officer advised that generally the structures around a listed building were considered to be within the curtilage and therefore listed also. It was noted that the dwelling would be affordable housing in perpetuity, but legal agreements could be varied at some future date.

Councillor Rupert Frost, the local Ward Member, referring to the late representations clarified that the housing survey had been a joint exercise between Daventry District Council and the Parish Council and there was now more up to date information as six new affordable houses were being built in the village.

The Council's Legal Advisor highlighted that it would not be legally sound to refuse the application on the basis of affordable housing not being required. The issue that Members needed to consider was whether the benefit to the community of the provision of an affordable house would outweigh the harm to the heritage asset.

Councillor Peter Matten proposed that the application be refused as the public benefit of the provision of one affordable house would not outweigh the harm to the heritage asset. The proposition was seconded by Councillor Jonathan Harris who considered that it was a finely balanced decision. The proposition was put to the meeting and declared carried with 7 voting in favour, 1 against and 1 abstention.

RESOLVED:

That the application be refused for the following reasons:

The Development Plan and material considerations seek to sustain and enhance the historic environment and requires that clear and convincing justification is afforded where any harm to a designated heritage asset is identified. The proposal would result in less than substantial harm to the Staverton Conservation Area and the setting of The Croft as a Grade II Listed Building. The public benefit in the provision of a single affordable dwelling is not considered to outweigh the identified harm to these heritage assets having regard to Development Plan policies BN5 of the West Northants Joint Core Strategy, EN7 and EN10 of the Settlements and Countryside Local Plan (Part 2) for Daventry District, Staverton Conservation Area Appraisal and Management Plan and NPPF paragraphs 199 and 202 as material consideration.

50. Planning Application WND/2021/0753 Clipston

WND/2021/0753 – CLIPSTON - CONSTRUCTION OF 2 NO, TIMBER CABINS FOR HOLIDAY ACCOMMODATION USE - WOODLAND, LAND OFF OXENDON ROAD, CLIPSTON, NORTHAMPTONSHIRE

The Development Management Manager outlined the application and highlighted that the report referred to the lodges accommodating a maximum of two people but it should have stated that were two bedrooms in each lodge, so potentially there could be four people in a lodge at any one time.

Mrs Gowling, the applicant, considered that the proposed development would attract trade to the village. In response to enquiries, the applicant and agent advised that the lodges would be built in line with building regulation requirements, and they would built to be 'eco-friendly'.

Councillor Cecile Irving-Swift, the local ward Member, asked for some additional conditions regarding controlling the number of people on the site and retaining the

woodland. The Development Management Manager advised that these conditions would not meet the six tests set out in the National Planning Policy Framework.

Further to discussion, the Legal Advisor noted that any change of use of the lodges to C3 residential would require a planning application to be submitted.

Councillor David James proposed that the application be approved as per Officer's advice. The proposition was seconded by Councillor Peter Matten and on being put to the meeting was declared carried unanimously.

RESOLVED:

That the application be approved as set out in the report

51. **Planning Application WND/2021/0867 Barby**

Councillors Cecile Irving-Swift and Rupert Frost, having declared an interest in the following item, left the meeting and took no part in the discussion or voting thereon.

**WND/2021/0867 – BARBY - RESERVED MATTERS APPLICATION
(APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOR CONSTRUCTION
OF TWO INDUSTRIAL BUILDINGS -LAND AT MANOR WORKS, BARBY LANE,
BARBY, NORTHAMPTONSHIRE**

The Area Planning Officer advised that there was a long-established use of the site for industrial purposes. It would provide local employment and landscaping would be used to mitigate the development.

There were no questions raised by Members.

Councillor David James proposed that Officer's advice to approve the application be accepted. The proposition was seconded by Councillor Peter Matten on being put to the meeting was declared carried unanimously.

RESOLVED:

That the application be approved as set out in the report.

Councillor Cecile Irving-Swift returned to the meeting.

52. **Planning Application WND/2021/0905 East Haddon**

**WND/2021/0905 – EAST HADDON - DEMOLITION OF EXISTING
CONSERVATORY AND CONSTRUCTION OF SINGLE STOREY REAR
EXTENSION. CONSTRUCTION OF NEW GARAGE AND CONVERSION OF
EXISTING GARAGE TO CAR PORT AND SUN ROOM. ALTERATIONS OF
WINDOWS AND DOORS - 6, PRIESTWELL COURT, EAST HADDON,
NORTHAMPTONSHIRE**

The Development Management Manager outlined the application. Some concerns had been raised by neighbours that the proposed grey window frame colour would not be in keeping with the rest of the street, however the street was not in a Conservation Area and therefore it was not considered that this should be a major issue. The proposed changes to the property were considered to be minor with a minimal impact on the street scene as the property was the last property at the far end of the cul-de-sac and the proposed garage to the side of the property was obscured from view by the neighbouring property. Members were advised that two additional letters of support had been received since the publication of the agenda.

Councillor Rupert Frost returned to the meeting.

Mr Cooper and Mrs Anderson spoke against the application raising concerns about the effect on the street scene and that the garage would have an overbearing effect. Mr Hennessey spoke on behalf of the Parish Council and raised concerns that large vehicles accessing the street had damaged kerbstones in the past.

The Chair advised that the local member, Councillor Phil Bignell was not able to attend the meeting and had provided a written representation which was read out to the Committee. Councillor Bignell had no concerns to raise in relation to the extension but was concerned that the garage by virtue of its mass and size would adversely impact the neighbour, overshadowing their garden.

Mr Ashby spoke in support of the application and Mrs Dion, the applicant, addressed the Committee. In response to enquiries, it was noted that the roof of the garage had been designed to be flat originally, but the design had been altered to a pitched roof following the receipt of an objection.

Further to discussion, the Development Management Manager highlighted that there would be no impact on the Special Landscape Area. If any damage was caused by construction vehicles as a result of the works, this would be a civil matter.

Councillor Cecile Irving-Swift proposed that Officer's advice to approve the application be accepted; this was seconded by Councillor David James and on being put to the meeting was declared carried with 7 voting in favour and 1 abstention.

RESOLVED:

That the application be approved as set out in the report.

53. Planning Application WND/2021/0391 West Haddon

Councillors Cecile Irving-Swift, Rupert Frost and Kevin Parker, having declared an interest in the following item, left the meeting and took no part in the discussion or voting thereon.

It was proposed by Councillor David Smith and seconded by Councillor Peter Matten that Councillor David James take the Chair for the following item. With the consent of the meeting Councillor David Smith assumed the Chair.

WND/2021/0391 – WEST HADDON - CONSTRUCTION OF NEW COTTAGE DWELLING AND A DETACHED GARAGE WITH ASSOCIATED LANDSCAPING (RESUBMISSION OF PREVIOUSLY REFUSED SCHEME UNDER DA/2020/0627) - LAND ADJ 30, WEST END, WEST HADDON, NORTHAMPTONSHIRE

The Area Planning Officer advised that it had been deemed necessary, on the advice of Counsel, to recommend that the previous decision made by the Committee in December to approve the application be rescinded, as it would be likely to be considered unlawful if a claim was made for judicial review. Officers had engaged with the applicants following the concerns raised regarding the impact of the proposal on the trees covered by a Tree Preservation Order. Revisions had been made to the scheme and a retaining wall added to protect the tree roots and the garage repositioned. The area of open space was recognised as making a significant contribution to the conservation area and the Council had a statutory duty to consider the impact upon it. The harm to the heritage asset was considered to be substantial and outweighed the limited benefit of building a private dwelling. The character and appearance of the open space would fundamentally be changed by the loss of the land and the prominence of the two-storey dwelling and garage.

Members were advised that the recommendation needed to be altered slightly to include the word 'Core' in reference to the West Northamptonshire 'Core' Joint Strategy and the word 'Conservation' in the West Haddon Area 'Conservation' Appraisal and Management Plan.

Mr Humphreys spoke against the application as the site made a positive contribution to the conservation area and the proposed dwelling and garage would cause harm.

The Chair advised that the local member, Councillor Phil Bignell was not able to attend the meeting and had provided a written representation which was read out to the Committee. Councillor Bignell considered that the proposed house was sympathetic in design to the neighbouring properties, and that it would provide an enhancement to the village. Currently the stone wall at the boundary of the site was in a poor condition and the application would allow the wall to be rebuilt. Councillor Bignell contended that if the application were refused it would be allowed on appeal.

Mr Porter spoke in support of the application and highlighted that the Village Neighbourhood Plan did not include the site as a protected open space.

Mr Coy, the Agent, addressed the Committee and noted that the Landscape Officer had considered that the amended scheme addressed the concerns that had been raised regarding the protection of the trees.

The Area Planning Officer advised that the Neighbourhood Development Plan was part of the Development Plan and that the West Haddon Conservation Area Appraisal and Management Plan had been adopted by the Council and this set out what was historically important. The Neighbourhood Development Plan did not specify that this site was allocated for residential development. The area was identified as important open space (OS10) in the conservation area and that it made a significant contribution, enhancing the setting of the listed building opposite. The

open nature of the site allowed views through to trees; this sense of openness would be reduced significantly by the proposed development.

Further to enquiries about the height of the wall in the past, the Council's Legal Advisor advised that this was not a material consideration. Members needed to make a judgement on the affect that the development would have on the open space as it was now.

Councillor Wendy Randall proposed the application be refused as set out in the report and as per Officer's advice, as it was important to protect the character and appearance of the conservation area and the proposed development would have a significant impact upon it. The proposition was seconded by Councillor Jonathan Harris and on being put to the meeting was declared carried with 4 voting in favour and 2 against.

RESOLVED:

- (i) That the committee resolution of 8th December 2021 to approve the application be rescinded by reason of errors of law and revisions to the application.
- (ii) That the application be refused for the following reasons: It is considered that the proposed two storey thatched dwelling and the detached garage fronting on to the street will have a detrimental impact on the character and appearance of the Conservation Area and in particular of this piece of open space that would fundamentally change its character and appearance of the area due to the loss of the openness of the land and the prominence of the two storey dwelling and the associated double garage. The proposal would therefore conflict with policies S1 and R1 of the West Northamptonshire Joint Core Strategy, and policies SP1, RA2, ENV7 and ENV10 of the Settlements and Countryside Local Plan as well as Page 67 Agenda Item 9 policies within the West Haddon Neighbourhood Development Plan and policy OS10 of the West Haddon Area Conservation Appraisal and Management Plan as well as having regard to the Framework.

Councillor Kevin Parker returned to the meeting to assume the Chair and advise that there was no urgent business.

The meeting closed at 8.50 pm

Chair: _____

Date: _____

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PLANNING APPLICATIONS

PLANNING AGENDA

06-Jul-2022

BACKGROUND PAPERS

"The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972 consist of all written responses to consultations made by the Local Planning Authority in connection with planning applications referred to in the reports."

Please note that the order of items discussed on this agenda may be subject to change and you are advised to be in attendance from the beginning of the meeting to hear and/or speak on a particular item.

List of Planning Applications on this Agenda

Application Number

Location

WND/2022/0276

Daventry

WND/2022/0311

Long Buckby

The latest version of the National Planning Policy Framework was published and came into force on 20 July 2021 and took immediate effect for decision making on planning applications superseding the previous version.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

The policies in the Framework are material considerations which should be taken into account in dealing with applications.

The presumption in favour of sustainable development remains:

For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 219 states:

...existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

In the case of the Daventry Area of West Northamptonshire Council, this includes the West Northants Joint Core Strategy 20 July 2021, and the various neighbourhood plans that had been made before 19 February 2019.

Significantly, following the decision of the Council to adopt the Settlements and Countryside Local Plan (part 2) for Daventry District on 20th February 2020 the saved policies of the Daventry District Local Plan 1997 now fall away as they are superseded. Adopted supplementary planning documents and guidance can continue to be given weight where they are in accordance with the new Local Plan and the NPPF and National Planning Guidance.

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<u>Application Number</u>	WND/2022/0276
Location Description	17, MILTON ROAD, DAVENTRY, NORTHAMPTONSHIRE, NN11 9DZ
Site Details	DEMOLITION OF OUTBUILDING AND SINGLE STOREY STORE/UTILITY. CONSTRUCTION OF TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION.
Applicant	SHOOSMITHS TRUST CORPORATION LTD
Agent	G STANFIELD, STEVEN DOCKER ASSOCIATES
Case Officer	REBECCA BATES
Ward	DAVENTRY WEST WARD
Reason for Referral	Property owner is a West Northamptonshire Council employee.
Committee Date	6 July 2022

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

Proposal

This application is seeking permission for the demolition of the existing outbuildings and single storey store/utility, and the construction of a two storey side and single storey rear extension. The proposal is to allow appropriate living accommodation for a disabled occupier.

Consultations (original proposal)

The following consultees have raised **objections** to the application:

- None

The following consultees have raised **no objections** to the application:

- None

The following consultees are **in support** of the application:

- Daventry Town Council

0 letters of objection have been received and 0 letters of support have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development.
- Design and the impact on the character and appearance of the area.
- Impact on neighbouring residential amenity.

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

APPLICATION SITE AND LOCALITY

The application site comprises a semi-detached link dwelling located within the cul-de-sac of Milton Road, Daventry. The dwellinghouse is situated within a residential area and therefore surrounded by neighbouring dwellinghouses and their associated driveways and gardens in all directions.

The dwellinghouse benefits from an area of off-road parking to the front along with a single storey utility/store to the side, which adjoins onto the neighbour's single storey utility/store. A detached outbuilding also exists within the rear garden.

The application site is situated within the confines of Daventry.

CONSTRAINTS

No constraints affect this application site.

DESCRIPTION OF PROPOSED DEVELOPMENT

This application is seeking permission for the demolition of the existing outbuildings and single storey store/utility, and the construction of a two storey side and single storey rear extension.

The proposal will provide the dwellinghouse with a dayroom/office, dining area, utility room and WC at ground floor level with lift access to the first floor. The first floor will consist of a therapy area and specially equipped en-suite bathroom. A bedroom has also been proposed in the existing roof space.

The proposed extension will measure approximately 9.6m deep (for the side extension element), 9.1m wide (across the rear of the dwellinghouse) and 9.2m high at its maximum. Matching materials of facing brickwork and roof tiles have been proposed for the external materials. No side elevation windows have been proposed, however windows and roof lights have been proposed for the front and rear elevation.

An overhanging roof has been proposed for the front elevation to provide a sheltered area along with level access to allow for wheelchair access. The front boundary wall will be removed and the hardstanding has been proposed for the front garden.

RELEVANT PLANNING HISTORY

The following planning history is considered relevant to the current proposal:

Application Ref.	Proposal	Decision
DB/49/39	Erection of dwellings	Approved with conditions
PD/2020/0077	Prior approval for single storey side extension 5.95m from original house and 3.24m maximum height following demolition of existing single storey side extension	Approved with conditions

RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

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

Development Plan

The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014, and which provides the strategic planning policy framework for the District to 2029, the adopted Settlement and Countryside Local Plan (Part 2) (2020) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S10 – Sustainable Development Principles

Settlements and Countryside Local Plan (Part 2) (LPP2)

The relevant policies of the LPP2 are:

- SP1 – Daventry District Spatial Strategy
- ENV10 - Design

Material Considerations

Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Daventry Town and Parish Design Statement
- Daventry District Council Designing House Extensions Supplementary Planning Guidance (SPG)

RESPONSE TO CONSULTATION

Below is a summary of the consultation responses received at the time of writing this report.

Consultee Name	Position	Comment
Daventry Town Council	Support	- Support Planning Officers advice. Would like to highlight concerns with the ownership of the grass verge to be converted to hard standing without obvious permissions and that the illustrative drawing would appear to show the proposed extension as encroaching on the neighbouring boundary.

RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

There have been 0 letters of objections/letters of support received.

APPRAISAL

Principle of Development

LPP1 Policy SA requires Councils to take a positive approach that reflects the presumption in favour of sustainable development and to work proactively with applicants to secure development that improves the economic, social, and environmental conditions in the area.

LPP2 Policy S1 allows for limited new development in the rural area with an emphasis on enhancing the distinctive character and vitality of rural communities and respecting the quality of tranquillity.

Accounting for the above policy context and the location of the application site within the confines of Daventry, it is considered that the principle of development should be supported, subject to detail.

Design and the impact on the character and appearance of the area

The surrounding dwellinghouses have constructed extensions, reducing the symmetry within the street scene. The design of the proposal is appropriate in terms of its scale, design and the materials proposed to be used. The street scene would not be adversely impacted as a result and the proposed extension would not be seen as an unduly, prominent feature. Therefore, the proposal complies with LPP2 Policy ENV10 which seeks good design.

The proposed extensions will increase the depth of the dwellinghouse to the rear by approximately 2.6m, allowing the extension to sit flush with the neighbouring occupier's single storey flat roof extension. The extensions will extend the full width of the dwellinghouse up to the curtilage boundaries either side. However, given the design of the extensions and the mix of single storey and two storey roof height, it is concluded the neighbouring occupiers will not be adversely impacted through overbearing or loss of light. Furthermore, no side elevation windows have been proposed reducing the potential for loss of privacy.

The proposal brings about private benefits for the occupier to provide appropriate accommodation for their needs. The level access to the dwellinghouse will afford greater accessibility and additional off-road parking facilities have been provided, reducing vehicles on the highway. The Town Council have raised comments in relation to land ownership of the grass verge however land ownership is not a planning consideration and as such falls outside of the planning remit.

As the design, scale and materials are appropriate, the proposal can positively blend into the application site and its immediate surroundings. As such, the proposal complies with LLP2 Policy ENV10 and Section 12 of the NPPF which both require good and appropriate design.

Impact on neighbouring residential amenity

As mentioned above, no side elevation windows have been proposed which allows the neighbouring occupiers privacy to be protected. Although the extensions take

advantage of the whole plot, it has been designed to take account of the neighbouring occupiers.

The depth of the rear element will sit in accordance with the neighbouring single storey flat roof extension, reducing the impact upon this neighbouring occupier. The adjoining neighbour on the other side (to the south) will be situated close to the two storey extension, but their existing single storey utility will remain in-between the two storey extension element and their dwellinghouse. Furthermore, taking account of the orientation of the sun, it is considered the extension will not cast a significant overshadow.

It is concluded that the proposed development will not cause harm to neighbouring residential amenity and therefore accords with the relevant policy, particularly LLP2 Policy ENV10 A viii.

FINANCIAL CONSIDERATIONS

Not applicable for this application as the development is not liable for CIL.

PLANNING BALANCE AND CONCLUSION

The site is located within the residential area of Daventry and conforms to the spatial policies of the development plan which allow for the principle of residential development, and therefore extensions and alterations, within this area.

The proposed new two storey side and single storey rear extensions and other alterations are acceptable for their use and to the site and surroundings. Despite changing the overall appearance of the property, the proposal will not significantly alter the appearance of Milton Road as extensions have already taken place within the street scene and this proposal promotes matching materials along with an appropriate scale and design. Therefore the design of the proposal is considered acceptable

The location and size of the proposed extensions will not cause harm on neighbouring residential amenity.

In terms of the planning balance, the above factors are considered to weigh in favour of the proposal and therefore it is recommended that the application is approved.

RECOMMENDATION / CONDITIONS AND REASONS

The proposed development is recommended for approval subject to the following conditions.

CONDITIONS

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
- 2. The development shall be carried out strictly in accordance with drawings D&PM 4013/00 A; D&PM 4013/01 A; D&PM 4013/04 A;**

D&PM 4013/05 A; D&PM 4013/06.1; D&PM 4013/06.2 registered valid 25 April 2022.

- 3. The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match those used in the existing building.**

REASONS

- 1. To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).**
- 2. To ensure development is in accordance with the submitted drawings and to enable the Local Planning Authority to consider the impact of any changes to the approved plans.**
- 3. In the interests of visual amenity and to ensure that the materials are appropriate to the appearance of the dwelling.**

NOTES

- 1. As required by Article 35 of the Town and Country (Development Management Procedure) (England) Order 2015 (as Amended) the following statement applies:**

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner with a view to seeking solutions to problems arising in relation to the consideration of this planning application.

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<u>Application Number</u>	WND/2022/0311
Location Description	35, BRINGTON ROAD, LONG BUCKBY, NORTHAMPTONSHIRE, NN6 7RW
Site Details	CONSTRUCTION OF GARAGE/CARPORT ON EXISTING HARDSTANDING.
Applicant	MR E ANTON
Agent	ROB BURTON
Case Officer	
Ward	LONG BUCKBY WARD
Reason for Referral	Applicant is related to a WNC employee
Committee Date	6 July 2022

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

Proposal

The application seeks consent for the construction of a garage/carport on an existing hardstanding located to the north-eastern corner of the site at the end of the rear garden. The structure is proposed to be constructed from timber with black tiles, positioned 0.5 metres and 0.2 metres from the two boundary fences with a 30sqm footprint and maximum height and eaves height of 3.5 metres and 2.3 metres respectively.

Consultations

The Parish Council have raised objections to the application since the development would see the loss of one on-site parking space which is much needed in this area.

The following consultees have no objections to the application:

WNC Conservation
WNC Landscape
WNC Highways

0 letters of objection have been received and 0 letters of support have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Development Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of development
- Design and visual amenity
- Neighbour amenity
- Highway safety
- Heritage assets

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below provide full details of all consultation responses, planning policies, the Officer's assessment and recommendations. Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

APPLICATION SITE AND LOCALITY

The application site is a long, rectangular residential property situated within the built confines of Long Buckby on Brington Road. The site consists of a two-storey semi-detached dwelling elevated in comparison to Brington Road. To the end of the back garden is a timber outbuilding with hardstanding behind benefiting from vehicular access via Skin Yard Lane in the form of a narrow track running behind the row of semi's. A listed building sits some 16 metres due north whilst the conservation area immediately abuts the northern boundary of the site and is home to a mature tree. The site is situated within a residential area of Long Buckby and is subsequently surrounded by residential uses.

CONSTRAINTS

- Conservation Area (Adjacent to)
- Nearby Listed Building
- Nearby protected trees

DESCRIPTION OF PROPOSED DEVELOPMENT

The application seeks consent for the construction of a garage/carport on an existing hardstanding located to the north-eastern corner of the site at the end of the rear garden.

The structure is proposed to be constructed from timber with black tiles, positioned 0.5 metres and 0.2 metres from the two boundary fences with a 30sqm footprint and maximum height and eaves height of 3.5 metres and 2.3 metres respectively.

The plans demonstrate the structure would be separated into two parts; a store/workshop and a carport. Openings would include a window and door at ground floor level opening out into the carport.

RELEVANT PLANNING HISTORY

There is no planning history directly relevant to the proposal.

RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Planning (Listed Buildings and Conservation Areas) Act 1990 states at section 66 in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 states in respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Development Plan

The Development Plan comprises: the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, and the adopted Settlements and Countryside Local Plan (Part 2) (2020). The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

The relevant policies of the LPP1 are:

SA – Presumption in Favour of Sustainable Development

S1 – Distribution of Development

S10 – Sustainable Development Principles

BN5 – Historic Environment and Landscape

Settlements and Countryside Local Plan (Part 2) (LPP2)

The relevant policies of the LPP2 are:

SP1 – Daventry District Spatial Strategy

RA1 – Primary Service Village

ENV7 – Historic Environment

ENV10 – Design

Material Considerations

Below is a list of the relevant Material Planning Considerations

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

Long Buckby Village Design Statement (VDS)

Long Buckby Conservation Area Appraisal and Management Plan (CAAMP)

RESPONSE TO CONSULTATION

Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

Long Buckby Parish Council – Objection

'This is a loss of an off road car parking space which is much needed in this area, also the description on the application states a garage, however the dimensions are too small'.

WNC Highways – no objection

The area may be used for parking but given the means of access to the hardstanding it would be a stretch to say this was a formal driveway/parking area. The access is extremely narrow with no turning capability that would not meet current standards. Would not be comfortable defending an objection purely on the basis of loss of a single parking space.

WNC Conservation – no concerns.

WNC Landscape – No concerns if the structure is to be sited on the existing hardstanding.

RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

No letters were received in response to the site notices or neighbour notifications.

APPRAISAL

Principle of Development

LPP1 Policy S1 allows for limited new development in the rural area with an emphasis on enhancing the distinctive character and vitality of rural communities and respecting the quality of tranquillity.

LPP2 Policy RA1 directs that development within Primary Service Villages will be located within the village confines and that the proposed development shall be of an appropriate scale whilst protecting the form, character and setting of the village.

Accounting for the above policy context and the location of the application site within the village confines of Long Buckby, it is considered that the principle of development should be supported, subject to detail.

Design and the impact on the character and appearance of the area

The proposed outbuilding would be visible from within the site and nearby properties but not from within the street scene. The outbuilding would be subordinate to the main dwelling and is not excessive in size, height or proportions, indeed it would fall within the remit of permitted development were it sited two metres from the boundary. Furthermore, the use of timber would help soften the structures presence tucked to the rear corner of the site allowing it to blend in with the site and its surroundings which includes outbuildings of similar dimensions. Overall, given the design and location of the structure it is clear there would be no harm to the character and appearance of the area.

Impact on residential amenity

In terms of impact on residential amenity, given the relatively small nature of the new building proposed and its siting in relation to nearby properties, it is clear there would be no harm in the form of loss of light nor would the structure be overbearing while the openings within the building proposed would not overlook the surrounding properties.

Heritage

The structure would be sited next to the boundary to Long Buckby's conservation area and approximately 16 metres from a listed building. Again, given the relatively small nature of the development proposed which is not too dissimilar to the appearance of a garden shed, it would seem hard to argue that the proposal would be harmful to the character and appearance of said heritage assets. Such a view is reflected in the comments of the conservation

officer who did not identify any harm and advised they had no comments or concerns. Accordingly, the statutory duties as outlined within sections 66 and 72 are discharged.

Landscape

The proposed structure would sit within close proximity to a mature tree afforded protection via its siting within the conservation area. Nonetheless, the applicant has confirmed the development would not involve any form of excavation and the structure would simply sit on the existing concrete slab with saddle stones underneath the support posts. Accordingly, WNC's landscape officer has no concerns or comments to make in relation to the protected tree or any others within the vicinity.

Highway Safety

The Parish Council object to the scheme due to the loss of a single parking space in an area where they believe parking is not ideal. This was clear when visiting the site where Brington Road was lined with parked cars due to the lack of formal parking facilities for a large number of dwellings. Indeed, the site visit also confirmed that many vehicles utilise this rear access track for parking vehicles. Despite this, as outlined within the NPPF, the application can only be reasonably refused on highway safety grounds if the impact on highway safety were to be unacceptable or the cumulative impacts are likely to be severe. Taking into consideration the impracticality of the parking arrangements along this rear access track and the comments from the LHA noting that it would be difficult to argue the arrangement represented formal parking provision, it would be very difficult to argue that siting an outbuilding here would result in unacceptable impacts to the highway network due to the loss of a parking space meaning there is no reasonable justification to refuse the application on highway safety grounds.

FINANCIAL CONSIDERATIONS

None identified.

PLANNING BALANCE AND CONCLUSION

It is considered that the proposal accords with the aforementioned policies in the Joint Core Strategy and adopted Part 2 Local Plan which are supported by Chapters 2, 4, 9, 12 and 16 of the NPPF. The principle of constructing an outbuilding is considered to be acceptable and in-line with national and local planning policies. The design and appearance of the proposed development including materials are regarded to be acceptable in relation to the site, its immediate locality and buildings/areas of historic importance. There will be no loss of amenity to immediate neighbours or the locality while no significant highway, or other issues have been identified that would justify refusal of the application.

RECOMMENDATION / CONDITIONS AND REASONS

The proposed development is recommended for approval subject to conditions.

CONDITIONS

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
- 2. The development shall be carried out strictly in accordance with the plans referenced: Plans & Elevations - Existing & Proposed (3501.01), registered valid with the Local Planning Authority on 08 April 2022.**
- 3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as specified within the application form.**

REASONS

- 1. To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).**
- 2. To ensure the development is carried out in accordance with the submitted plans and to enable the Local Planning Authority to consider the impact of any changes to the approved plans**
- 3. In the interests of visual amenity and to ensure that the materials are appropriate to the character of the area.**

NOTES

- 1. As required by Article 35 of the Town and Country (Development Management Procedure) (England) Order 2015 (as Amended) the following statement applies:**

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner with a view to seeking solutions to problems arising in relation to the consideration of this planning application.

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