

Application Number: WND/2022/1102
Location: Glebe House, 46 Church Street, Byfield
Development: Construction of first floor side extension and installation of disabled access lift

Applicant: Dr. C A Marriott
Agent: Mark Ligard
Case Officer: Tim Cantwell

Ward: Woodford & Weedon

Referred by: Assistant Director, Planning and Development
Reason for Referral: Call in by Cllr Frost
Committee Date: 10th May 2023

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS.

Proposal:

The proposal is a householder application for a first floor side extension of approximately 5.8m wide by 7.1m deep. The extension will be slightly set down with eaves at 4.7m and a ridgeline at 7.3m. It will follow the form and design of the existing house and materials will match. The description also includes some internal works, but these are not subject to planning.

Consultations:

The following consultee raised objections to the application:

- Byfield Parish Council

The following consultees have raised no objections to the application:

- None

The following consultees are in support of the application:

- None

One letter of objection has been received and no letters of support have been received.

Conclusion:

The application has been assessed against the relevant policies in the Development Plan, the National Planning Policy Framework, and other relevant guidance as listed within the report.

The key issues arising from the application are:

- Design
- Impact on Character of Local Area
- Impact on Neighbouring 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 the key issues are discussed in more detail in the main body of the report below, which also provides details of 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

1 APPLICATION SITE AND LOCALITY

- 1.1 Glebe House is a detached four bedroomed house that is located on the south-east side of Byfield village. It was constructed in the 1990s on land that was formerly part of the garden of neighbouring Byfield House to the west. It is constructed from stone with side gables and has a projecting gabled element to the front. There is a single storey element with pitched roof attached to the west side of the house (a family room), and a flat-roofed garage attached to that. The side wall of the garage adjoins and forms part of the boundary wall with Byfield House. Glebe House faces south and is sited at the northern end of a relatively large plot that is enclosed by a stone wall around the north and east sides, and by a red brick wall on the west side which forms the boundary with Byfield House. It benefits from a long and established garden to the south which is intersected by a gravel driveway. Access is from Church Street on the east side.
- 1.2 Directly to the west of Glebe House is the Victorian era Byfield House and its associated outbuildings. To the north, on the opposite side of Church Street, is a cluster of agricultural buildings comprising stone-built barns and large block-built sheds with metal cladding. To the east and south is open countryside.

- 1.3 Further to the north and north-west is a listed building and the listed Holy Cross Church. There is some inter-visibility between the listed assets and Glebe House, but at distance and with intervening features and structures. As such, Glebe House is not within their setting.

2 CONSTRAINTS

- 2.1 The site is neither in a conservation area, nor within the setting of a listed building. A condition on the permission to build the house restricted development close to the north-east corner of the site. This was in the interests of highway safety.

3 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal is illustrated on the submitted drawings.

- 3.1 The proposal is for a first-floor side extension over an existing single storey family room on the west side of the house. It will be approximately 5.8m wide by 7.1m deep with a side gable and pitched roof to replicate the form and design of the existing house. The extension will be slightly set down from the ridgeline of the house with eaves at 4.7m and a ridgeline of 7.3m. There will be window openings to match the existing to the front and rear, and an obscure-glazed window on restricted hinges to the west side (the obscure glazed window being the only proposed window directly facing the neighbouring property). The walls will be constructed from stone and coursed to match the existing walls with stone quoins to match the existing on each of the outside edges. The raised roof will be covered in slate tiles reclaimed from the existing, and an existing brick chimney stack will be rebuilt.

4 RELEVANT PLANNING HISTORY

- DA/89/0824** Outline application to construct a new dwelling. Approved.
- DA/90/0562** Full plans application to construct a new dwelling. Approved but not implemented.
- DA/91/0132** Full plans application to construct a new dwelling (revised scheme). Approved and implemented.
- DA/93/0216** Attached garage to side of dwelling and raise boundary wall by 0.75m. Approved and implemented.

5 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

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

5.2 Development Plan

West Northamptonshire Joint Core Strategy (WNJCS)

- SA – Presumption in Favour of Sustainable Development
- BN5 – Historic Environment

Settlements and Countryside Local Plan (Part 2) for Daventry District (LPP2)

- RA2 – Secondary Service Villages
- ENV1 – Landscape
- ENV7 – Historic Environment
- ENV10 - Design

Note – Byfield does not have a Neighbourhood Development Plan (NDP)

5.3 Material Considerations

National Planning Policy Framework (NPPF)

- Chapter 12 – Design
- Chapter 16 – Historic Environment

Byfield Village Design Statement (VDS)

- Policy 2 – Design
- Policy 7B – Materials

Supplementary Planning Guidance (SPG): Designing House Extensions

6 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.

Byfield Parish Council	Objected on the basis of impact on neighbouring amenity. Issues included: <ul style="list-style-type: none">- Overbearing appearance- Overlooking into garden and habitable rooms- Potential loss of light
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7 RESPONSE TO PUBLICITY

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

7.1 One local resident objected to the proposal, and there were no letters of support. Issues raised by the local resident included the following:

- Impact on settlement pattern and character

- Impact on neighbouring amenity due to overbearing nature, overlooking, and loss of light.

8 APPRAISAL

Design and Appearance

The relevant policies and material considerations are ENV10 of the LPP2, paragraph 130 of the NPPF, the SPG on house extensions, and Policies 2 and 7B in the Byfield VDS. These all require that extensions be an appropriate size and scale, be suitably located, and be sympathetic to the existing house in terms of design and materials.

The extension will be suitably located over an existing single storey element to the side of the house, and will be a modest addition compared to the overall size of the existing house. Indeed, it will be set down from the ridgeline of the main house to give a subservient appearance as per guidance in the SPG on house extensions.

In terms of design, it will follow the existing form of the house with a side gable and a roof with the same pitch. Other features will be replicated such as eaves details, stone quoins, and window design. A chimney that will be lost will also be reinstated. Materials will also match, with local stone that will be coursed to match the existing, and reclaimed/natural slate tiles on the roof. A condition will be imposed to ensure materials are a very good match.

As such, the extension will be wholly compliant with policy in terms of design and appearance.

Impact on Local Area

The relevant policies and material considerations are RA2, ENV1 and ENV10 of the LPP2, and paragraph 130 of the NPPF. These all require development to respect the character of the local area, the pattern of development, and should reinforce local distinctiveness.

A key objection to the proposal is that it undermines the existing character of the surrounding area which comprises groups of buildings which have spaces between them. The objection states that the extension will fill an 'important' space within the village. On the one hand, there is no formal appraisal to say that this space is 'important', and even if it were, the extension is not nearly large enough to make a significant intrusion into it. Furthermore, as the extension is sympathetically designed, it clearly reinforces the distinct stone vernacular that characterises this part of the village.

Impact on Listed Buildings/Heritage assets

The relevant policies and considerations are BN5 of the WNJCS, ENV7 of the LPP2, and Chapter 16 of the NPPF, which all seek to preserve and enhance the character and setting of heritage assets. The Planning (Listed Buildings and Conservation Areas) Act 1990 also places a duty on the LPA to protect and preserve historic assets.

There are two listed buildings in this corner of the village, nonetheless they are not close enough to Glebe House for it to be within their setting or to have any adverse impact on their setting. It is considered that due to the modest scale of the extension and its sympathetic

design and materials, that there will be no adverse impact on either heritage assets or the wider built environment.

Neighbouring Amenity

Policy ENV10 of the LPP2 requires proposals to ensure *'that the scale, density, massing, height, layout and access of the proposal combine to ensure development blends well within the site and with its surroundings'* and that proposals protect *'the amenity of new and existing dwellings and not compromise the function of existing surrounding uses'*. The SPG on house extensions also contains specific advice on protecting neighbouring amenity.

It is claimed that the extension will appear overbearing when viewed from the neighbour's side, will block light, will overlook private amenity space, and have views into habitable rooms.

However, the extension will be 3m from the boundary wall at its closest point and will taper away as it is not directly parallel to the boundary wall. The neighbouring property, Byfield house (which is a much larger property than the applicant's house) is also set at further distance away from the site boundary.

There is a reasonable space separation from the boundary between the properties, and given that Byfield House has a very long boundary with Glebe House, the extension will only be visible above a small section of the boundary. As such, it cannot be described as overbearing.

With respect to blocking light, the extent of the separation and amount of amenity space available to Byfield House means that any shadowing that may occur will fall on a very small area. Furthermore, it will only occur for a short time in the morning due to Glebe House being to the east of Byfield House.

Lastly, there will be no overlooking from the extension into the garden or facing windows of Byfield House because the side window on the extension (which serves an en-suite) will be obscure-glazed and fitted with restricted hinges. This will also be conditioned to ensure it cannot be changed at a later date.

In conclusion the proposed extension is not considered to have an adverse impact on the amenity of occupiers of the neighbouring property. To ensure protection of the neighbour's amenity, conditions are proposed to ensure the side window is obscure glazed and with restricted opening, and to withdraw permitted development rights for any further window openings or additions to the property.

9 FINANCIAL CONSIDERATIONS

9.1 Community Infrastructure Levy (CIL) is not chargeable on this development.

10 PLANNING BALANCE AND CONCLUSION

10.1 The extension is a relatively modest addition to the house and is wholly in keeping with the character and appearance of the existing house and surrounding built environment. The impact on neighbouring amenity has been fully considered and is not considered to give rise to any unacceptable harm. Any outstanding issues as there may be can be controlled by

suitably worded conditions. As such, it is considered that the proposal should be approved in line with the principle of sustainable development.

11 RECOMMENDATION / CONDITIONS AND REASONS

11.1 It is recommended that the application be **APPROVED** subject to conditions as set out below with delegated authority to the Assistant Director for Planning and Development to approve any amendments to those conditions as deemed necessary.

CONDITIONS

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

REASON: To comply with Section 91 of the Town & Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004)

2. The development hereby permitted shall be carried out strictly in accordance with the submitted drawings **1225/03 A** and **1225/04 A**, which were stamped as valid by the LPA on 14/12/22.

REASON: To ensure development is in accordance with the approved drawings and to enable the LPA to consider the impact of any changes to the approved drawings.

3. Prior to construction works above slab level, samples of the materials to be used for the walls and roof of the extension hereby permitted shall be left on site for the LPA's inspection and written approval. Development shall then be carried out with the approved materials.

REASON: To ensure the appearance of the new dwelling is visually compatible with the existing house and surrounding built environment in accordance with Policy ENV10 of the Local Plan (Part 2) for Daventry District.

4. The first floor side elevation bathroom window facing Byfield House shall be permanently obscure glazed and have a restricted opening mechanism.

REASON: To safeguard the amenities of neighbouring residents in accordance with Policy ENV10 of the Local Plan (Part 2) for Daventry District.

5. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no windows/dormer windows, other than those expressly authorised by this permission, shall be constructed. Replacement glass or hinges to those approved would not require the LPA's express permission.

REASON: To safeguard the amenities of neighbouring residents in accordance with Policy ENV10 of the Local Plan (Part 2) for Daventry District.

6. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting

that Order with or without modification) no development shall be carried out which falls within Schedule 2, Part 1 Classes A, AA, B, C, D, and E without the prior express consent of the Local Planning Authority.

REASON: To ensure any future development is visually compatible with the existing house and surrounding built environment in accordance with Policy ENV10 of the Local Plan (Part 2) for Daventry District.