



Planning Committee Report

Application Number: 2023/6001/FULL

Location: Mountfield
High Street
Culworth
Northamptonshire
OX17 2BE

Development: External and internal alterations and Single Storey rear extension Internal re-modelling and Refurbishments. New Rooflights in Existing Roof. Oak Frame Car Shelter to Front Forecourt.

Applicant: Private Householder

Agent: Tony Herring Associates Ltd

Case Officer: Rebecca Wilkinson-Foster

Ward: Silverstone

Reason for Referral: Applicant is employee/member or relative of employee/member

Committee Date: 4th October 2023

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director – Planning and Development to approve any amendments to conditions as deemed necessary.

Proposal

External and internal alterations and Single Storey rear extension Internal re-modelling and Refurbishments. New Rooflights in Existing Roof. Oak Frame Car Shelter to Front Forecourt.

Consultations

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

- None received

The following consultees have commented on the plans that they neither support nor object to them:

- Conservation Officer

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

- None received

0 letters of objection have been received and 1 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 visual impact
- Setting of heritage assets
- Impact on Conservation Area

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

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site is located in the Culworth Conservation Area and is located close to Grade II listed buildings to the North, East and West of the dwelling.
- 1.2 Mountfield is an inter-war bungalow which has had a post-war roof conversion which added a staircase and 2 additional bedrooms. The detached property has an attached single garage on the west side and a large lean-to shed on the east gable. The property is constructed of buff/brown clay facing bricks with a plain tiled roof. The property is set back from the High street and is set in a substantial plot.
- 1.3 The village comprises of long High Street which winds east to west with a fairly steep gradient to the west with views between buildings into open countryside to the south. Many older buildings are constructed of ironstone and light coloured limestone with slate or plain tiled roofs. The positioning of the buildings and linking walls along the streetscape is the main characteristic of the village of Culworth. Numerous properties are constructed close to the highway and with the linking boundary walls create a strong sense of enclosure.
- 1.4 The village has a mixture of building styles comprising of vernacular farmhouses, outbuildings and two and three storey cottages being the dominant buildings, with varying forms, heights, ages and styles of building.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The application seeks to construct a single storey rear extension, with external alterations and internal re-modelling and refurbishments. Also the inclusion of new rooflights in the existing roof and solar PV array to the rear. Construction of an oak frame car shelter to the front garden.

3 RELEVANT PLANNING HISTORY

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

S/2016/2194/TCA Reduce T1 in height, Hazel stems by circa 3metres and reduce overhang to drive and footpath. Reduce T2 all Conifers by 5 Metres. Reduce T3 Ash in height by circa 2metres and reduce lateral growth on garden side by 3 - 3.5metres. Reduce all T4 (x4) Purple leaved plum trees by circa 4 - 4.5m and prune back over garden side by circa 1 - 1.5metres. - Mountfield High Street CULWORTH OX17 2BE - No Objections

S/2018/0814/TCA T1 & T3 Portuguese Laurel, reduce height by 4-5m, T2 Conifer, reduce height by 5m, T4 Cherry tree remove to ground level, T5 Holly tree prune to clear BT cable by 0.5-1m, T6 Cherry tree remove stem in contact with chapel guttering, & stem growing over shed by 3-4m - Mountfield High Street Culworth OX17 2BE - No Objections

WNS/2022/1672/TCA Front garden. 1) Two Lawsons left hand side of driveway, to reduce both stems to previous height at circa 5m. 2) Norway Maple. Remove lowest three branches growing over garden side to source.. 3) Cherry. Remove tree to ground level. 4) Three Hollies. Remove small sub stem growing towards/over bins/outbuilding to base of first tree and reduce back growth on site side by circa 1-1.5m 5) Cherry. Remove sub stem growing towards/over outbuilding/oil tank to base including Apple stem emanating from base of tree.

Rear garden 6) Cherry (far right hand corner of garden). Lift all round to circa 3m and remove basal suckers. 7) Holly (rear of garage). Reduce by circa 2m and trim all round to compact. - Mountfield High Street Culworth OX17 2BE - No Objections

2023/5362/TCA Holly- Fell as near to ground level

Yew, reduce in height by 3 meters

Large Ash no works

Conifer - Fell as near to ground level

Acer - Fell as near to ground level

Conifer- Fell as near to ground level

Conifer - Fell as near to ground level

Conifer - Fell as near to ground level

Bay Tree -No works.

Holly Tree - Fell as near to ground level

Holly Tree- Fell as near to ground level

Holly Tree -Fell as near to ground level

Large Cherry- (opposite the left hand gable wall of the house) Fell as near to ground level

Apple – Fell as near to ground

Conifer (adjacent to the above) Fell as near to ground level - Mountfield High Street Culworth West Northamptonshire OX17 2BE - No Observations

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

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

- 4.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development that affects the setting of a listed building or its setting to 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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving or enhancing the character or appearance of a conservation area.

Development Plan

- 4.2 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 South Northamptonshire Local Plan (Part 2) 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
- BN5 – The Historic Environment and Landscape

South Northamptonshire Local Plan (Part 2) (LPP2)

- 4.3 The relevant policies of the LPP2 are:

- SS2 – General Development and Design Principles
- SDP1 – Residential Extensions and Upward Extensions
- HE1 – Significance of Heritage Assets
- HE5 – Listed Buildings
- HE6 – Conservation Areas
- HE7 – Non-Designated Heritage Assets

Material Considerations

- 4.4 Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF 2023)
- Planning Practice Guidance (PPG)
- Supplementary Planning Guidance
- South Northants Design Guide
- Culworth Conservation Area Appraisal and Management Plan

5 RESPONSE TO CONSULTATION

- 5.1 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.

Consultee Name	Position	Comment
WNC Conservation and Heritage	Comment	<p>The site lies in Culworth Conservation Area where proposals should seek to preserve or enhance the character or appearance of the area. The Character Appraisal sets out the key characteristics of the area which include:</p> <ul style="list-style-type: none"> • The positioning of the buildings and linking walls along the streetscene is the main characteristic of Culworth. The majority of properties are constructed close to the highway, any buildings which are set back are fronted by linking boundary walls which help to maintain the sense of enclosure the village has developed • There are a mixture of building styles in Culworth although vernacular farm houses and cottages seem to dominate on the whole. The use of ironstone and limestone in both buildings and other structures gives a visual unity to the conservation area, banding of the two stones together is also regularly seen. • Although there are variations in ridge heights, age, style and size of properties, an attractive and harmonised streetscene is created due to the continuity of the building materials. <p>It is also to the immediate west and south and of Grade II listed buildings; proposals should seek to sustain and enhance significance, which includes setting of heritage assets. The setting of these assets is generally limited to their immediate environs and shared contribution to historic streetscene; this setting makes a limited contribution towards overall significance.</p> <p>A single storey rear extension is proposed together with new rooflights and an oak frame car shelter to the front of the modern detached bungalow. This modern building is set back from the street in an elevated position however due to it being single storey and constructed buff brick it is considered a neutral feature in the conservation area; the front stone wall helps reinforce the sense of enclosure along the road. The single storey rear extension is modest in scale and form and is considered an appropriate addition to the modern dwelling; this change is not considered to harm either the character of the area or setting of the listed buildings. The addition of rooflights are also proposed, whilst usually concerned about the impact of these on an historic environment this is a modern dwelling set back from the street</p>

		<p>scene; again this change is not considered to harm either the character of the area or setting of the listed buildings. As to the oak framed car port this is positioned in front of the dwelling closer to the street scene and therefore more visible and whilst the site is reasonably screened with existing vegetation any change to the management regime of these plants would make this structure far more visible. Timber cladding is not a traditional material in this area (see Councils Design Guide) and more sympathetic materials should be sought particularly for the visible elevation facing the highway. The use of timber cladding is not considered to either preserve or enhance the character or appearance of the area. in terms of setting an appropriately designed car port is not considered to harm the setting</p>
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6 RESPONSE TO PUBLICITY

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

- 6.1 There have 1 number of letters of support raising the following comments:
- Looks good
 - Supportive of inclusion of PV Solar array inclusion due to the importance of environmental planning and sustainable energy sources.

7 APPRAISAL

Principle of Development

- 7.1 Policy SA of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of Sustainable Development contained in the National Planning Policy Framework.
- 7.2 Policy SS2 of the South Northamptonshire Local Plan (Part 2) states that planning permission will be granted where the proposed development a) maintains the individual identity of towns and villages and their distinct parts, does not result in physical coalescence that would harm this identity and does not result in the unacceptable loss of undeveloped land, open spaces and locally important views of particular significance to the form and character of a settlement; and
b. uses a design-led approach to demonstrate compatibility and integration with its surroundings and the distinctive local character of the area in terms of type, scale, massing, siting, form, design, materials and details;
- 7.3 Policy HE6 of the South Northamptonshire Local Plan (Part 2) states that Within a conservation area proposals for development including alteration, extensions and change of use or the display of advertisements will normally be permitted where they:
a) respect the character and appearance of the area in terms of, scale, form, massing, design, materials and detailing; and b) preserve or enhance the significance of the

asset; and c) in the case of an intensification of use or a change of use the proposal will be in scale with and not harm the established character of the area.

Impact on Character of Area and Heritage

- 7.4 The site is within a Conservation Area and has neighbouring Listed buildings on 3 sides of the property.
- 7.5 The Culworth conservation area appraisal appreciates that change is inevitable in most conservation areas and it is not the intention of the designation to prevent the continued evolution of places. The challenge within conservation areas is to manage change in a way that maintains, reinforces and enhances the special qualities of the area.
- 7.6 The National Planning Policy Framework (NPPF) revised September 2023, contains a presumption in favour of sustainable development. Proposals should seek high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as taking into account the character of different areas.
- 7.7 The property is currently a modest sized property with a roof extension carried out 40 years ago. The property provides 4 bedrooms. The proposals seek to maintain the property as 4 bedrooms but to evolve the layout and usability of the space. The single storey rear extension provides additional living space to the rear, is modest in scale and does not harm the street scene or character of the area.
- 7.8 The proposal for rooflights in the existing roof, on the single storey modern dwelling is acceptable as the property is set back from the road so is not considered to harm the character of the area or the setting of the listed building.
- 7.9 The Conservation officer commented that the timber clad and oak frame car shelter is not a traditional material in the area and more sympathetic materials should be sought. Many of the outbuildings in the local villages including Culworth have attached and detached outbuildings with timber cladding and whilst it would be bringing a new material into the site the present forecourt contains several mature trees and shrubs which would mask the car shelter and even if these are reduced through future management, the car shelter would still be partially screened.
- 7.10 The proposal includes the inclusion of solar panels to the rear of the building which will not be seen from the public realm. The Culworth Conservation area appraisal and management plan, Chapter 7 Point 6 states that whilst the council is supportive of the sustainability agenda, it also recognises that many sources of renewable energy and micro generation have the potential to harm the character and appearance of the conservation area. Care therefore needs to be taken to balance the needs of climate change with the preservation of the historic environment.
- 7.11 The Culworth Conservation area appraisal and management plan, Chapter 7 Action 6 aims to encourage the sympathetic location of solar panels, wind turbines and other sources of micro generation to inconspicuous roof slopes and building elevations where they will not have a detrimental impact on the character and appearance of the conservation area. The proposed PV solar array is to be on the rear of the property, the Southern Aspect, which is not visible from the village centre and there are no public rights of way to the rear of the property, so the solar array would be located on an inconspicuous roof slope.
- 7.12 The Solar Array's potential to generate energy and contribute to a reduction in CO2 emissions would assist in meeting the Government's objectives for moving to low

carbon economy and securing sustainable development in accordance with paragraphs 200 and 202 of the NPPF.

- 7.13 The proposal site is not listed, nor is it designated as an 'other significant building', the key characteristics of the area, as detailed in the Culworth conservation area appraisal, is the positioning of the buildings and linking walls along the streetscene is the main characteristic of Culworth, and properties that are set back from the Highway, as the proposal property is, are fronted by linking boundary walls which help to maintain the sense of enclosure in the village. The properties boundary stone wall is to be maintained so no change to the street scene will occur.
- 7.14 The proposal building is currently a pale buff facing brick built in the inter-war period from the late 1930's and are not the predominate building materials of the conservation area which are ironstone and a light coloured ironstone, as this property is more modern than the traditional buildings of the village. . The facing bricks are in poor condition and the proposal is to render the property with external insulation system that has a self-coloured rendered wall finish, to improve the thermal performance of the property. The NPPF presumption in favour of sustainable development encourages the use of sustainable solutions, the proposed use of thermal render on the property would improve a 1930's property energy efficiency in line with current standards.

Neighbouring Amenity

- 7.15 Policy SS2 of the South Northamptonshire Part 2 Local Plan 2011-2029 states that developments must not unacceptably harm the amenity of occupiers and users of neighbouring properties and the area through noise, odour, vibration, overshadowing or result in loss of privacy, sunlight daylight or outlook, unless adequate mitigation measures are proposed and secured.
- 7.16 The development only introduces new windows within the proposed rear extension that is single storey and would have views of the properties substantial garden not neighbouring dwellings. The proposed rooflights to the front would not impact neighbour amenity as the property is set back from the road and is approximately over 10 metres away from dwellings located to the front.
- 7.17 To conclude adequate standards of amenity are retained for existing and future occupiers of the host dwelling and neighbouring properties.

8 FINANCIAL CONSIDERATIONS

- 8.1 The development is not CIL liable as it does not create more than 100sqm of new floor space.

9 PLANNING BALANCE AND CONCLUSION

- 9.1 Due to the siting, scale, design and finishing materials Officers consider that the proposed development as described will be sympathetic to the conservation area and nearby listed buildings and is in accordance with Section 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1) SA, S1, S10, BN5, South Northamptonshire Local Plan (Part 2) (LPP2) SS2, SDP1, HE1, HE5, HE6, HE7. NPPF (2023) paragraphs 200 and 202 and the Culworth conservation area appraisal and management plan.
- 9.2 The proposal will improve the structural integrity, quality and appearance of the dwelling and the enhancements are sympathetic to the conservation area and the

surrounding Listed Buildings. The proposals will ensure the continued use of the dwelling.

9.3 Officers are satisfied that the scheme accords with the relevant national and local policies and guidance and should be approved.

9.4 Officers recommend that the committee grant permission subject to conditions as set out below with delegated authority to the Assistant Director for Planning to approve any amendments to those conditions as deemed necessary.

10. RECOMMENDATION/CONDITIONS AND REASONS

10.1 Grant permission subject to conditions as set out below.

Time Limit

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

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

- Site Location & Block Plans – Drawing No: 640.01A Received 05.06.2023
- Proposed Plan Layouts & Elevations Drawing No: 670.03B Received 04.07.2023
- Car Shelter Details & Section E – Drawing No: 670.14A Received 19.07.2023

Reason: To clarify the permission and for the avoidance of doubt.

Render

3. Prior to its occupation, the external wall(s) of the dwelling shall be rendered in [white, off white or cream to match in with the cement rendering on the existing building] [lime / cement / insulation system render in accordance with a colour and texture sample submitted to and approved in writing by the Local Planning Authority].

Reason: To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the [existing building] [area] and to comply with Policy SS2 [and HE5] of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

Samples of Cladding

4. Samples of the timber to be used in the construction of the oak frame car shelter shall be submitted to and approved in writing by the Local Planning Authority prior to

commencement of those works. The development shall be carried out in accordance with the samples so approved.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

