



Planning Committee Report

Application Number: 2023/7469/FULL

Location: Monkton Cottage Moulton Lane Boughton NN2 8RF

Development: Variation of condition 2 (plans) of WND/2022/0494
(Demolition of existing dwelling. Construction of dwelling,
detached garage and detached outbuilding) revised plans.

Applicant: Mr and Mrs Benson

Agent: Archi-tec Architectural Design

Case Officer: Rebecca Bates

Ward: Moulton

Reason for Referral: Called in by Councillor Shephard proposed is excessive
and detrimental to the amenity of the adjoining property
and neighbourhood

Committee Date: 10th January 2024

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 an
amendment to conditions as deemed necessary.

Proposal

Variation of condition 2 (plans) of WND/2022/0494 (Demolition of existing dwelling.
Construction of dwelling, detached garage and detached outbuilding) revised plans.

Consultations

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:

- None

One letter of objection has been received and one letter 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:

- The impact on the character and appearance of the surrounding area/landscape, and
- 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 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 comprises a detached two storey dwelling with living accommodation over three floors. The dwelling has recently been approved and therefore is under construction. The dwelling is set within a large plot with a deep rear garden and front driveway area.
- 1.2 The dwellinghouse has red brick elevations with a slate tiled pitched roof and black framed windows and doors with a rear elevation balcony and Juliette balconies.
- 1.3 The application site is situated upon the eastern edge of Boughton village, a residential area mostly comprising of large dwellinghouses of varying designs which have been redeveloped or rebuilt over the years. Due to being situated on the edge of the village, the application site is surrounded by neighbouring residential dwellings and their associated gardens and driveways to the east and west, with open countryside to the north and south.

2 CONSTRAINTS

- 2.1 The application site is not situated in a Conservation Area nor is it a Listed Building.

3 DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The development is for alterations to the roof of the dwellinghouse. The alterations proposed under this application include the roof pitch increasing, removing the top section of the roof and adding a flat roof section with hipped sections to the side to conceal the flat roof section and to reduce the impact on the neighbouring occupiers.
- 3.2 As the dwellinghouse is currently under construction, this application is part retrospective. The alterations proposed under this application will reduce the height of the roof which is currently built so it is the same height as what was approved, which measures approximately 10.5m high.
- 3.3 The roof pitch has increased from 34 degrees to 40 degrees.

4 RELEVANT PLANNING HISTORY

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

DA/1993/0054 – Porch at front (approved with conditions)

WND/2021/0854 – Demolition of existing dwelling. Construction of dwelling, detached garage and detached outbuilding (approved with conditions)

WND/2022/0494 – Variation of Condition 2 of planning permission WND/2021/0854 (Demolition of existing dwelling. Construction of dwelling, detached garage and detached outbuilding.) Alterations to external materials, doors and windows, internal alterations and increase dwelling footprint (approved with conditions)

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.

Development Plan

5.2 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; 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) (LLP1)

Policy SA – Presumption in Favour of Sustainable Development

Daventry District Settlements and Countryside (Part 2) Local Plan (2019) (LPP2)

Policy RA2 – Secondary Service Villages

Policy ENV1 – Landscape

Policy ENV10 – Design

Material Considerations

National Planning Policy Framework (NPPF)

Supplementary Planning Guidance (SPG)

Designing House Extensions

Village Design Statement (VDS)

Boughton Village

6 RESPONSE TO CONSULTATION

6.1 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
Boughton Parish Council	No response received	N/A

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 There have one letter of objection and one letter of support raising the following comments:

- In full support;
- Too dominant and overbearing;
- Drawings lacking crucial information;
- Roof pitch increase unnecessary;
- Cropped gable will be out of character;
- Much greater harm to neighbours.

7.2 The neighbours' comments have been redacted in accordance with Council procedure for publishing responses on planning applications.

8 APPRAISAL

Principle of Development

8.1 The relevant policies are policy SA of the West Northamptonshire Joint Core Strategy and policy RA2 of the Daventry District Settlements and Countryside Local Plan (Part 2). Policy SA has a presumption in favour of sustainable development. Policy RA2 relates to development within the Secondary Service Villages, in which Boughton is defined as.

8.2 The application site is situated within an established residential area upon the eastern edge of the village of Boughton and the proposal comprises domestic alterations to an existing residential use. Therefore, the principle of the development is considered acceptable subject to detail, as assessed in the following sections.

Impact on Character and Appearance of the Area/Landscape

8.3 The relevant policies and material considerations are policies RA2, ENV1 and ENV10 of the Daventry District Settlements and Countryside Local Plan (Part 2), paragraph 130 of the National Planning Policy Framework, the Boughton Village Design Statement and the Supplementary Planning Guidance Designing House Extensions. These all require development to respect the character of the local area, the pattern of development and should reinforce local distinctiveness.

8.4 Concerns have been raised in regards to the appropriateness of the proposal and the impact this would have on the immediate area. This area of Boughton predominantly consists of large scale dwellinghouses, in large plots, which have been redeveloped or rebuilt and are of an individual design. There is a lack of uniformity with a mix of size of dwellinghouses promoting a variety of styles and materials.

- 8.5 It is noted that this dwellinghouse will be of a slightly taller design than some of the others, however the dwellinghouse still blends positively with the street scene in terms of its individual design of a large scale dwellinghouse, which is a common feature within this immediate area. It is also noted that many of the dwellinghouses along this section of Moulton Lane extend to the full width of their plot. This proposal will ensure the roof height of the dwellinghouse is built in accordance to what has already approved under application WND/2022/0494, where the roof height was considered acceptable in terms of the impact on the plot itself, neighbouring occupiers and local area.
- 8.6 However, this immediate area is lined with mature trees along the highway boundary on the same side of the highway as the dwellinghouse. This provides natural screening to the dwellinghouse when travelling along Moulton Lane. This screening reduces the impact of the dwellinghouse from the street scene and softens the development, similar to the other dwellinghouses of a similar scale.
- 8.7 The hipped ends of the roof conceal the proposed flat roof element and also reduce the height of the proposal at the point closest to the neighbours. The hipped ends are of an appropriate scale and are more appropriate than visuals of the flat roof within the street scene. They have been incorporated into the design of the dwellinghouse and will not be seen as unduly, prominent features. The mature landscaping mentioned above will also reduce their visibility along the highway. As the roof height would be the same height as to what was previously approved, these amendments are considered of an appropriate scale and do not significantly alter the proposal.

Impact on Neighbouring Amenity

- 8.8 The relevant policies are policy RA2 and ENV10 of the Daventry District Settlements and Countryside Local Plan (Part 2), The National Planning Policy Framework, the Boughton Village Design Statement and the Designing House Extensions Supplementary Planning Guidance. These all contain policies and guidance on protecting residential amenity.
- 8.9 One neighbouring occupier has stated their full support for the proposal, whilst another neighbouring occupier has raised concerns and objections.
- 8.10 The only alterations proposed under this application relate to the roof of the dwellinghouse only. The alterations proposed include the removing the top section of the roof and replacing with a flat roof section and hipped ends. These alterations will ensure the height of the dwellinghouse is built in accordance to what was approved on the previous application, which sought to make amendments on the original application, which was considered acceptable at the time.
- 8.11 The dwellings footprint is relatively in line with one of the neighbouring occupiers, in terms of depth within the plot. Therefore, the roof is contained and does not extend past the building line creating an adverse impact on that neighbouring occupier through overbearing. It is appreciated that one neighbouring occupier does not extend as far back into their plot, however on balance, the dwellings are detached with tree planting situated along this boundary. These elements collectively reduce the impact for this neighbouring occupier.
- 8.12 The proposed hipped ends reduce the impact on the neighbour by lowering the section of the roof closest to the adjoining neighbouring occupiers with a flat roof along the ridge line.

9 FINANCIAL CONSIDERATIONS

- 9.1 Due to the nature of what is proposed, this application is not CIL liable.

10 PLANNING BALANCE AND CONCLUSION

- 10.1 The alterations to the roof are considered to be acceptable changes to the existing dwellinghouse and are in keeping with the character and appearance of the dwelling. As the proposal will ensure the roof height is constructed in accordance with details already approved, there would be a limited impact on the appearance of the street scene and surrounding landscape. Furthermore, it is considered the existing landscaping within the immediate area will reduce its impact and visibility. The impact on the neighbouring occupier's residential amenity has been fully considered and it is concluded the proposal will not adversely impact their residential amenity. Consideration has been given to all relevant planning policies and guidance, such as the Boughton Village Design Statement which is area specific.
- 10.2 As such, it is considered that the proposal should be approved in line with the principle of sustainable development as it accords with the relevant policy and guidance explored above.

11 RECOMMENDATION

- 11.1 It is recommended that the application be APPROVED subject to the 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.

12 CONDITIONS

Time limit

1. The roof alterations hereby permitted shall be implemented within three months of the date of this permission, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development is built strictly in accordance with the approved details.

Approved plans

2. The development hereby permitted shall be carried out strictly in accordance with drawing number B102-4B 'Plans and Elevations as Proposed' registered valid 24 October 2023 and in accordance with amended plan number B102-4C 'Plans and Elevations as Proposed' deposited with the Local Planning Authority on the 7 November 2023.

Reason: To ensure that the development is carried out in accordance with the approved drawings and to enable the Local Planning Authority to consider the impact of any changes to the approved drawings.

3. The materials to be used in the external surfaces of the works hereby permitted shall be as specified in the application.

Reason: In the interests of visual amenity and to ensure that the materials are appropriate to the appearance of the dwelling and the surrounding area.



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