

<u>Application Number</u>	WND/2021/0086
Location Description	8, THE ROWANS, DAVENTRY, NORTHAMPTONSHIRE, NN11 0QA
Site Details	DEMOLITION OF EXISTING GARAGE. CONSTRUCTION OF SIDE EXTENSION INCLUDING FRONT ROOF LIGHTS AND REAR DORMER TO FORM HABITABLE ROOMS IN ROOF SPACE.
Applicant	MRS HARRISON
Agent	REBECCA WALKER, CHAPMAN DESIGN
Case Officer	O BILLING
Ward	DAVENTRY WEST WARD
Reason for Referral	CALL IN
Committee Date	8 SEPTEMBER 2021

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

Proposal

The application seeks the construction of a single storey side extension and rear dormer and insertion of front roof lights to provide habitable rooms in the roof space. The existing single storey garage is to be demolished. The extended property will provide a total of three bedrooms in the roof space with living accommodation on the ground floor.

Consultations (original proposal)

The following consultees have raised **objections** to the original proposal:

- Daventry Town Council

The following consultees have raised **no objections** to the original proposal:

- Highways

The following consultees are **in support** of the original proposal:

- None

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

received with regards to the original proposal.

Re-consultation (amended proposal)

Daventry Town Council and neighbours have been re-consulted regarding the amended proposal. Daventry Town Council have no objection to the amended proposal. A further 2 letters of objection have also been received from neighbours regarding the amended proposal.

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
- Overdevelopment of the application site
- Impact on neighbouring residential amenity
- Highways and parking

The report looks into the key planning issues in detail, and Officers conclude that the negotiated amended 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 bungalow situated towards the end of the cul-de-sac of The Rowans which is located to the north of Daventry town centre. The Rowans is accessed off Ashdown Road and forms part of the Daneholme residential estate, with Daneholme Park to the north. The property is surrounded by other residential properties and their associated gardens and benefits from a detached garage to the side, a small rear garden, and driveway parking.

The Rowans is defined by predominately uniform semi-detached bungalows separated by side driveways with small front and gardens.

The application site is located within the Outer Urban (Parish) area of Daventry as defined by the Daventry Town and Parish Design Statement.

CONSTRAINTS

None.

DESCRIPTION OF PROPOSED DEVELOPMENT

Initially, the application sought the demolition of the existing garage and the construction of a two-storey side extension along with front and rear dormers to provide habitable rooms within the roof space. The proposal has been scaled down during the application. The final version is for a part two-storey and part single-storey side extension with a rear box dormer and front roof lights. The existing garage will still be demolished.

The extended property will provide a total of three bedrooms within the roof space, one en-suite and a bathroom. The ground floor will provide living accommodation, including an open plan kitchen/dining area, lounge, hall, study, and utility.

The extension will project from the side of the property by a total width of approximately 3.4 metres with a depth of approximately 8.6 metres. The first-floor extension will have a width of approximately 2 metres, with the ground floor element making up the remaining 1.4 metres. The two-storey part will match the existing ridge height and an eaves height, whilst the single-storey element will have a maximum height of approximately 4.9 metres and a maximum eaves height of approximately 3.2 metres. The extension includes a personnel door and ground floor window on the eastern side elevation, new windows on the front and rear ground floor elevations and aluminium bifold doors that will serve the kitchen/dining area to the rear.

The extension will have brick and rendered elevations and a dual pitched concrete tiled roof to match existing. The tiles from the rear of the property will be reused on the new front roof pitch. The remaining doors will be uPVC and the windows will have white uPVC frames.

The rear dormer measures approximately 3.5 metres deep, 7.8 metres wide and 2.3 metres high and includes three new rear windows. Three new roof lights are proposed on the front elevation.

A set of steps will provide access to a new front door with an adjacent obscure glazed window to serve the WC.

RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
DB/56/50	Change of use agricultural to housing estate	Approved with conditions
DB/58/28	Housing layout and type plans	Approved with conditions

DB/61/49	Erection of five pairs of bungalows	Undetermined
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We are not aware of any permitted development rights being removed for the subject property as part of the above permissions.

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. There are no neighbourhood plans which cover the Outer Urban (Parish) of Daventry. 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 (DTPDS)
- DDC Designing House Extensions Supplementary Planning Guidance (SPG)
- Northamptonshire Parking Standards 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	Objection (original proposal)	<ul style="list-style-type: none"> - Overdevelopment of the site. - Scale and design are not in keeping with the locality and would not promote or reinforce local distinctiveness. - Potential overlooking from the front dormers affecting neighbouring amenity and previous applications for front dormers have been refused within the locality. - The placement of the parking provision is likely to result in unacceptable on-street parking causing an obstruction and is contrary to paragraph 109 of the NPPF. - On-street parking would also result in mobility issues for the residents of The Rowans. - The separation between the extension and neighbouring property is not adequate and would result in a loss of light to the adjacent dwelling (no.6 The Rowans). - Noise and disturbance from the building works would impact neighbouring properties.
Highways	No observation	<ul style="list-style-type: none"> - No observations.
Daventry Town Council	No objection (amended proposal)	<ul style="list-style-type: none"> - Size reduction was noted as part of the amended application. - Revision to the design more considerate to the locality. - No objection in principle to the amended application and would support the planning officer's advice.

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 7 letters of objections received regarding the original submission raising the following comments:

- Increase in traffic and parking pressures along The Rowans would result in obstructions to the highway/driveways, particularly if the property has 4/5 bedrooms that are rented out.

- Overdevelopment of the plot would be out of keeping with the character and appearance of the surrounding area and neighbouring properties. A street scene drawing should be provided to demonstrate the relationship to the neighbouring properties.
- Design concerns over any change to the existing roof/ridge height and visual impact of the new side elevation.
- Overlooking from the front and rear dormers.
- Insufficient distance between the subject property and adjacent dwelling at no.6 The Rowans resulting in loss of light/poor outlook.
- Noise and disturbance because of the construction works and internal reconfiguration of the subject property.
- Party Wall procedures must be followed if the development goes ahead.

There have been 2 letters of objections received regarding the amended proposal raising the following comments:

- Set precedent for future development that would change the character of the locality.
- Appearance would look 'odd' set against the neighbouring dwelling and would be different to any other properties along The Rowans.
- Increase in traffic and parking pressures along The Rowans.
- Noise and disturbance because of the construction works and internal reconfiguration of the subject property.
- Party Wall procedures must be followed if the development goes ahead.

APPRAISAL

Principle of Development

1. 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.
2. LPP1 Policy S1 allows for appropriate development of a lesser scale to be located in and adjoining the sub-regional centre of Daventry town. Moreover, LPP2 Policy SP1 focuses development at Daventry town and promotes development that protects and enhancing the built and natural environment along with the District's heritage assets and its open countryside.
3. Accounting for the above policy context and the location of the application site within the Outer Urban (Parish) area of Daventry town centre, 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

4. Objectors felt that the original proposal was over-development and was not in keeping with the prevailing character of the street scene or the locality. The Rowans is defined by predominately uniform semi-detached bungalows and the

original proposal was considered to cause harm to this character and the appearance of the street scene. The development was deemed to be of an inappropriate design, scale and massing and did not promote or reinforce local distinctiveness.

5. The design of the proposal has been amended by reducing its overall size and scale, removing the front dormers, and altering the rear dormers. The overall width of the side extension has been reduced, the front elevation has been set back and the scale of the two-storey element has been reduced to include a split storey design. The amendment has resulted in the separation between the adjacent dwelling at no.6 (to the east) and the subject property being increased to 6.374 metres, as opposed to the 5.6 metres proposed under the original submission. The distance from the two-storey element to no.6 has also increased to 7.9 metres from 5.6 metres.
6. Given these amendments, it is considered that the scale and massing of the enlarged property is now acceptable, and the proposal no longer constitutes overdevelopment. An adequate gap between the neighbouring dwelling and the subject property will be maintained for there to be no terracing effect. This has been demonstrated on drawing number 3886-07 and the gap of 6.374 metres is similar to the distance between numbers 2 and 4 The Rowans (measured at the narrowest point). Moreover, the applicant's agent has confirmed that a 1.8 metre boundary fence will be erected which will further demonstrate the separation.
7. The proposed extension and rear dormer will use materials that match the existing dwellinghouse which accords with the Designing House Extensions SPG and DTPDS. This allows for the development to better blend in with the host dwelling and it is understood that the tiles on the front roof plane will be reclaimed from the rear to ensure a better match. The use of matching materials and the setting back of the extension further reduces the visual impact on the street scene.
8. The existing garage does not have any architectural merit and its removal will not adversely alter the appearance of the street scene. The parking merits of the scheme are discussed in detail below.
9. Concerns have been raised over changes to the height/pitch of the existing roof in relation to the attached dwelling and the poor visual outlook that a brick gable end would have on the adjacent dwelling to the east. The agent has confirmed that the roof height of the existing dwelling will not be changed. Moreover, the relationship with the attached dwelling has been demonstrated on the street scene drawing and it is considered that this is acceptable. The increase to the gap with the adjacent dwelling and the setting back of the first floor reduces the visual impact of the gable end wall, which would be de minimus in any case.
10. Objectors also felt that the loss of garden space for parking at the front of the property would be unattractive. The site plan shows that an element of the front

garden will not be used for parking and the current front of the property has a similar parking area to that being proposed. Furthermore, the design of the proposed parking provisions would not look out of place in the street scene.

11. Concerns have also been raised that the proposed development could set a precedent for future development that could change the character of the locality. Each application is considered on a case-by-case basis and in this instance, it is deemed that the proposed development will not cause harm to the character and appearance of the locality or the street scene.
12. The amended proposal is of an appropriate design, scale, height, and massing with relation to the existing dwelling and its surroundings. It is considered to accord with LPP2 Policy ENV10, particularly paragraph A ii and iii. Moreover, it has regard to the guidance within the Designing House Extensions SPG that promotes the use of matching materials, similar roof design and pitch and set back front elevations.

Impact on neighbouring residential amenity

13. Objectors felt that the original proposal would cause overlooking from both the rear and front dormers and there was an insufficient gap between the subject property and no.6 that did not meet the Designing House Extensions SPG which would result in a loss of light.
14. As discussed above, this gap has been increased to 6.374 metres at ground floor level and 7.9 metres to the first-floor gable end. The Designing House Extensions SPG outlines that a gap of 12 metres should be maintained between the window of a habitable room and a blank gable wall. The proposed separation does not meet the 12-metre guidance; however, it is worth noting that the existing gap is only approximately 10 metres. Moreover, the orientation of no.6 results in the front elevation being set forward of the subject property and therefore the bedroom window of no.6 is not directly in line with the proposed side elevation.
15. Given that the gap has been increased and no further concerns have been raised regarding the impact on loss of light following re-consultation, it is considered that a sufficient gap will be maintained between the two properties for there to be no adverse impact on the availability of light into the adjacent dwelling. Furthermore, the extension is well contained within the 45 and 60-degree areas as defined by the Designing House Extension SPG.
16. The front dormers have been removed from the amended proposal and it is considered that the height of the roof lights at 1.8 metres from the floor level is sufficient to restrict any overlooking.
17. The original proposal included three smaller rear dormers with dual pitched roofs. These have been amended to create one single box dormer to match the adjacent properties and to provide sufficient headroom for the bedrooms. The

size of the middle window has also been reduced. The rear dormer still has the potential to overlook the properties to the north. A minimum gap of approximately 10.2 metres is maintained between these properties and the rear ground floor elevation of the subject property. Moreover, the rear boundary currently comprises a low-level picket fence allowing views into the rear garden of the property immediately to the north which will be seen from the glazed bi-fold doors on the ground floor as well as the first-floor dormer.

18. Having visited the site, the planning officer noted that there was existing mutual overlooking at ground floor level between these properties along with overlooking from the rear dormers of no.6 and 10. It is considered that as the rear elevation will not be brought closer to the boundary line, any increase to overlooking from the ground floor glazing will be minimal. It is also reasonable to expect that future occupiers may put a higher boundary fence to protect their privacy.
19. Permitted development rights have not been removed from the property and therefore a smaller rear dormer could be built on the existing roof plane with similar rear windows under the permitted development regime. The current dormer extends over the side extension and therefore requires planning permission, however, the difference between these options and their impact on overlooking would be minimal. Given the level of existing mutual overlooking, distance with the rear property and permitted development fall-back position it is considered that on balance the rear dormer will not adversely impact on neighbouring residential amenity that would warrant sufficient grounds for refusal.
20. Concerns have also been raised over potential noise issues resulting from both the internal reconfiguration of the property and the construction works. It has been suggested that soundproofing is conditioned as part of any decision and that the construction works should only commence after nine am.
21. It would not be reasonable or enforceable to impose a planning condition to require soundproofing and it is considered that the internal configuration of the property is unlikely to cause any increase in noise issues outside what would normally be expected with residential use. As we understand any noise concerns relating to this matter would be dealt with under Building Regulations or by Environmental Health and are not considered to be a material planning consideration.
22. Noise and disturbance implications resulting from the construction of a moderate extension would not be reasonable to be restricted by a planning condition and are not considered to be a material planning consideration. Any issues relating to the disturbance of this nature need to be reported to the Environmental Health Department.

23. In light of the amendments to the proposal, it is concluded that the proposed development will not cause harm to neighbouring residential amenity and therefore accords with the relevant policy, particularly LPP2 ENV10 A viii.

Highways and parking

24. Objectors felt that the proposed increase in the size of the property would result in increased traffic and parking pressures/obstruction along The Rowans and that if the property was to be let for 4/5 bedrooms there would not be sufficient off-road parking.

25. The applicant's agent has confirmed that the property will be a 3-bedroom dwelling and will not be used as an HMO/house share. Moreover, the submitted drawings show a 3-bedroom property with three parking spaces provided. The increase to the size of the property is by one bedroom only with two off-road parking spaces already provided.

26. Regard has been had to the Northamptonshire Parking Standards SPG which outlines that for a 3-bedroom dwelling, two spaces would be required per dwelling plus one visitor space across the whole development. The proposed parking provision at the subject property accords with this policy. The three proposed spaces measure approximately 2.4 metres wide by 4.6 metres long. This is below the minimum parking space size outlined within the SPG, however, there is considered sufficient space for the parking provision to be increased to the minimum size of 2.5 metres wide by 5 metres long.

27. Having visited the site the planning officer recognises that The Rowans is a small cul-de-sac, however, all the properties benefit from off-street parking, and this will remain the case for the subject dwelling. Despite concerns raised over on-street parking and obstruction to service and emergency vehicles and the footpath, adequate off-street parking has been accounted for and there is no reason to assume that the proposal will lead to a highway obstruction. Moreover, the increase by one-bedroom to the property is very unlikely to generate a significant increase in traffic along The Rowans.

28. It is concluded that adequate parking provision has been accounted for and the proposal will not result in an adverse impact on the highway. Moreover, the Local Highways Authority have been consulted and have raised no objections.

Other considerations

29. Concerns have been raised that any proposal should follow the Party Wall Act. This is not considered a material planning consideration and does not carry any weight in determining this application.

30. In accordance with the National Planning Policy Framework, the applicant was given the opportunity to work proactively with the planning authority to achieve a positive outcome. In this instance, the proposed development has been

amended to take account of concerns raised regarding design, the impact on the character and appearance of the area and the impact on neighbouring residential amenity.

FINANCIAL CONSIDERATIONS

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

PLANNING BALANCE AND CONCLUSION

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

33. The development has been amended to account for concerns initially raised over its design and the impact on the character and appearance of the street scene and locality. The scale, design and appearance of the proposal are now considered acceptable and appropriate for the site and its surroundings.

34. The impact on neighbouring residential amenity is also considered acceptable as the proposed rear dormer/glazing and separation between the subject property and adjacent dwelling are deemed appropriate.

35. In terms of the planning balance and given the amendments made, 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 materials to be used in the external surfaces of the works hereby permitted shall be as specified in the application.**
- 3. The development hereby permitted shall be carried out in accordance with the amended plans reference:
3889-02 'Proposed site plan',
3889-03 'Existing and proposed plan',
3889-04 'Proposed first floor plan',
3889-05 'Existing and proposed elevations',
3889-06 'Existing and proposed elevations',
3889-07 'Proposed street scene' all deposited with the Local Planning Authority on 22 July 2021.**

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. In the interests of visual amenity and to ensure that the materials are appropriate to the appearance of the dwelling.**
- 3. To ensure that the development is carried out in accordance with agreed amendments.**

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.