

<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.