

<u>Application Number</u>	WND/2022/0311
Location Description	35, BRINGTON ROAD, LONG BUCKBY, NORTHAMPTONSHIRE, NN6 7RW
Site Details	CONSTRUCTION OF GARAGE/CARPORT ON EXISTING HARDSTANDING.
Applicant	MR E ANTON
Agent	ROB BURTON
Case Officer	
Ward	LONG BUCKBY WARD
Reason for Referral	Applicant is related to a WNC employee
Committee Date	6 July 2022

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

Proposal

The application seeks consent for the construction of a garage/carport on an existing hardstanding located to the north-eastern corner of the site at the end of the rear garden. The structure is proposed to be constructed from timber with black tiles, positioned 0.5 metres and 0.2 metres from the two boundary fences with a 30sqm footprint and maximum height and eaves height of 3.5 metres and 2.3 metres respectively.

Consultations

The Parish Council have raised objections to the application since the development would see the loss of one on-site parking space which is much needed in this area.

The following consultees have no objections to the application:

WNC Conservation
WNC Landscape
WNC Highways

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 Development 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 amenity
- Neighbour amenity
- Highway safety
- Heritage assets

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 provide full details of all 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

APPLICATION SITE AND LOCALITY

The application site is a long, rectangular residential property situated within the built confines of Long Buckby on Brington Road. The site consists of a two-storey semi-detached dwelling elevated in comparison to Brington Road. To the end of the back garden is a timber outbuilding with hardstanding behind benefiting from vehicular access via Skin Yard Lane in the form of a narrow track running behind the row of semi's. A listed building sits some 16 metres due north whilst the conservation area immediately abuts the northern boundary of the site and is home to a mature tree. The site is situated within a residential area of Long Buckby and is subsequently surrounded by residential uses.

CONSTRAINTS

- Conservation Area (Adjacent to)
- Nearby Listed Building
- Nearby protected trees

DESCRIPTION OF PROPOSED DEVELOPMENT

The application seeks consent for the construction of a garage/carport on an existing hardstanding located to the north-eastern corner of the site at the end of the rear garden.

The structure is proposed to be constructed from timber with black tiles, positioned 0.5 metres and 0.2 metres from the two boundary fences with a 30sqm footprint and maximum height and eaves height of 3.5 metres and 2.3 metres respectively.

The plans demonstrate the structure would be separated into two parts; a store/workshop and a carport. Openings would include a window and door at ground floor level opening out into the carport.

RELEVANT PLANNING HISTORY

There is no planning history directly relevant to the proposal.

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. The Planning (Listed Buildings and Conservation Areas) Act 1990 states at section 66 in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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 states in respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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, 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) (LPP1)

The relevant policies of the LPP1 are:

SA – Presumption in Favour of Sustainable Development

S1 – Distribution of Development

S10 – Sustainable Development Principles

BN5 – Historic Environment and Landscape

Settlements and Countryside Local Plan (Part 2) (LPP2)

The relevant policies of the LPP2 are:

SP1 – Daventry District Spatial Strategy

RA1 – Primary Service Village

ENV7 – Historic Environment

ENV10 – Design

Material Considerations

Below is a list of the relevant Material Planning Considerations

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

Long Buckby Village Design Statement (VDS)

Long Buckby Conservation Area Appraisal and Management Plan (CAAMP)

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, via the online Planning Register.

Long Buckby Parish Council – Objection

'This is a loss of an off road car parking space which is much needed in this area, also the description on the application states a garage, however the dimensions are too small'.

WNC Highways – no objection

The area may be used for parking but given the means of access to the hardstanding it would be a stretch to say this was a formal driveway/parking area. The access is extremely narrow with no turning capability that would not meet current standards. Would not be comfortable defending an objection purely on the basis of loss of a single parking space.

WNC Conservation – no concerns.

WNC Landscape – No concerns if the structure is to be sited on the existing hardstanding.

RESPONSE TO PUBLICITY

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

No letters were received in response to the site notices or neighbour notifications.

APPRAISAL

Principle of Development

LPP1 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.

LPP2 Policy RA1 directs that development within Primary Service Villages will be located within the village confines and that the proposed development shall be of an appropriate scale whilst protecting the form, character and setting of the village.

Accounting for the above policy context and the location of the application site within the village confines of Long Buckby, 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 proposed outbuilding would be visible from within the site and nearby properties but not from within the street scene. The outbuilding would be subordinate to the main dwelling and is not excessive in size, height or proportions, indeed it would fall within the remit of permitted development were it sited two metres from the boundary. Furthermore, the use of timber would help soften the structures presence tucked to the rear corner of the site allowing it to blend in with the site and its surroundings which includes outbuildings of similar dimensions. Overall, given the design and location of the structure it is clear there would be no harm to the character and appearance of the area.

Impact on residential amenity

In terms of impact on residential amenity, given the relatively small nature of the new building proposed and its siting in relation to nearby properties, it is clear there would be no harm in the form of loss of light nor would the structure be overbearing while the openings within the building proposed would not overlook the surrounding properties.

Heritage

The structure would be sited next to the boundary to Long Buckby's conservation area and approximately 16 metres from a listed building. Again, given the relatively small nature of the development proposed which is not too dissimilar to the appearance of a garden shed, it would seem hard to argue that the proposal would be harmful to the character and appearance of said heritage assets. Such a view is reflected in the comments of the conservation

officer who did not identify any harm and advised they had no comments or concerns. Accordingly, the statutory duties as outlined within sections 66 and 72 are discharged.

Landscape

The proposed structure would sit within close proximity to a mature tree afforded protection via its siting within the conservation area. Nonetheless, the applicant has confirmed the development would not involve any form of excavation and the structure would simply sit on the existing concrete slab with saddle stones underneath the support posts. Accordingly, WNC's landscape officer has no concerns or comments to make in relation to the protected tree or any others within the vicinity.

Highway Safety

The Parish Council object to the scheme due to the loss of a single parking space in an area where they believe parking is not ideal. This was clear when visiting the site where Brington Road was lined with parked cars due to the lack of formal parking facilities for a large number of dwellings. Indeed, the site visit also confirmed that many vehicles utilise this rear access track for parking vehicles. Despite this, as outlined within the NPPF, the application can only be reasonably refused on highway safety grounds if the impact on highway safety were to be unacceptable or the cumulative impacts are likely to be severe. Taking into consideration the impracticality of the parking arrangements along this rear access track and the comments from the LHA noting that it would be difficult to argue the arrangement represented formal parking provision, it would be very difficult to argue that siting an outbuilding here would result in unacceptable impacts to the highway network due to the loss of a parking space meaning there is no reasonable justification to refuse the application on highway safety grounds.

FINANCIAL CONSIDERATIONS

None identified.

PLANNING BALANCE AND CONCLUSION

It is considered that the proposal accords with the aforementioned policies in the Joint Core Strategy and adopted Part 2 Local Plan which are supported by Chapters 2, 4, 9, 12 and 16 of the NPPF. The principle of constructing an outbuilding is considered to be acceptable and in-line with national and local planning policies. The design and appearance of the proposed development including materials are regarded to be acceptable in relation to the site, its immediate locality and buildings/areas of historic importance. There will be no loss of amenity to immediate neighbours or the locality while no significant highway, or other issues have been identified that would justify refusal of the application.

RECOMMENDATION / CONDITIONS AND REASONS

The proposed development is recommended for approval subject to 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 the plans referenced: Plans & Elevations - Existing & Proposed (3501.01), registered valid with the Local Planning Authority on 08 April 2022.**
- 3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as specified within the application form.**

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 the development is carried out in accordance with the submitted plans 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 character of the area.**

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.