

Development Control Committee

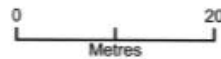
10th November 2020

19/00246/HHA
52 Hempland Close, Great Oakley
Corby, Northamptonshire, NN18 8LR

**Conversion of garage to living accomdation and first
floor extension over the garage**

Location Plan

52 Hempland Close Gt Oakley Corby - Block Plan
3m x 5m car parking spaces



Site Photograph - Front



Key Determining Issues

- Design and Impact upon the Wider Character of the area
- Neighbouring Amenity
- Neighbour Objections

Existing Elevations



SIDE ~ North West

Grey tiles as Redland Mandip

Light brown facings

*Red brick string
and quoin features*



FRONT ~ South West

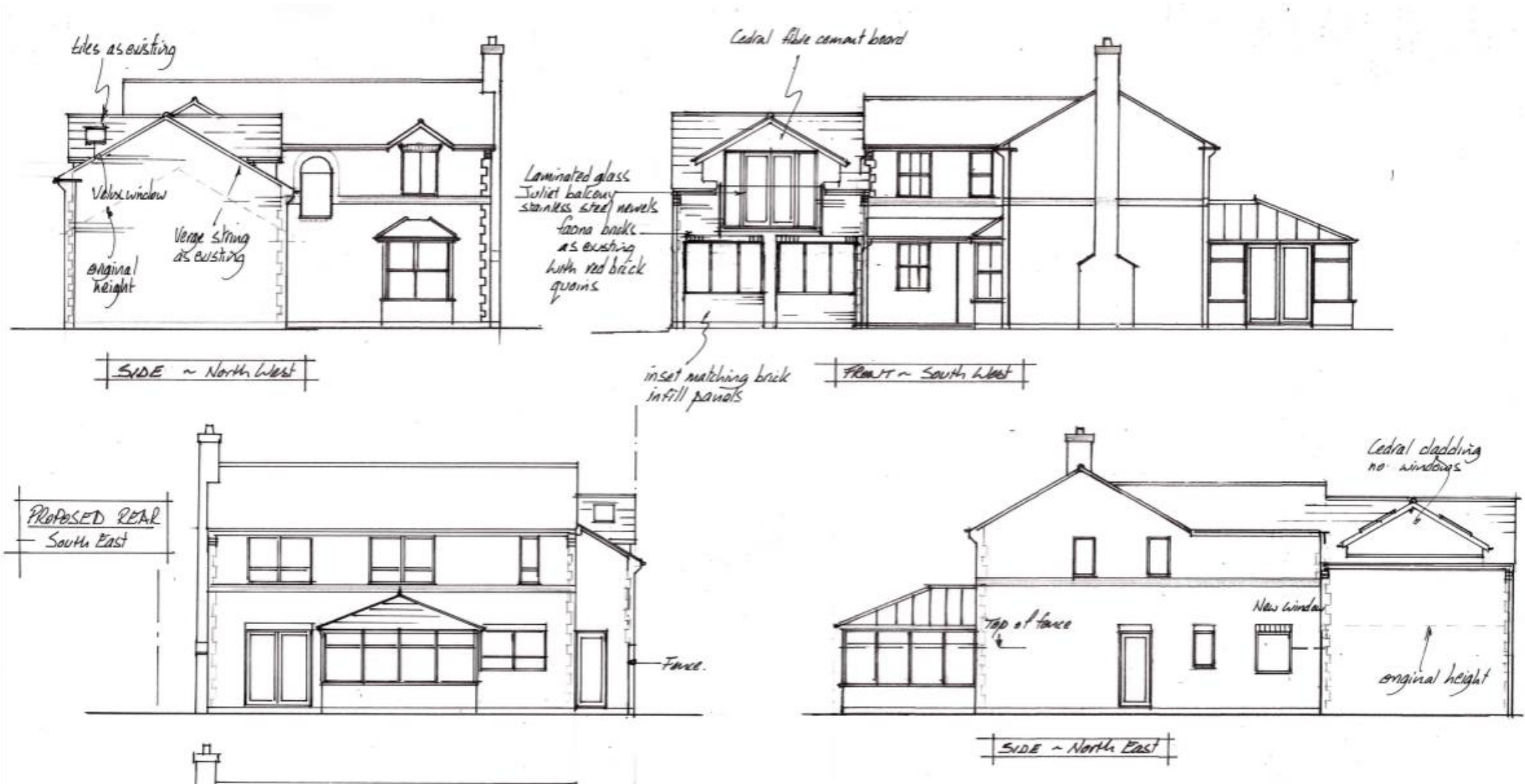


Top of fence

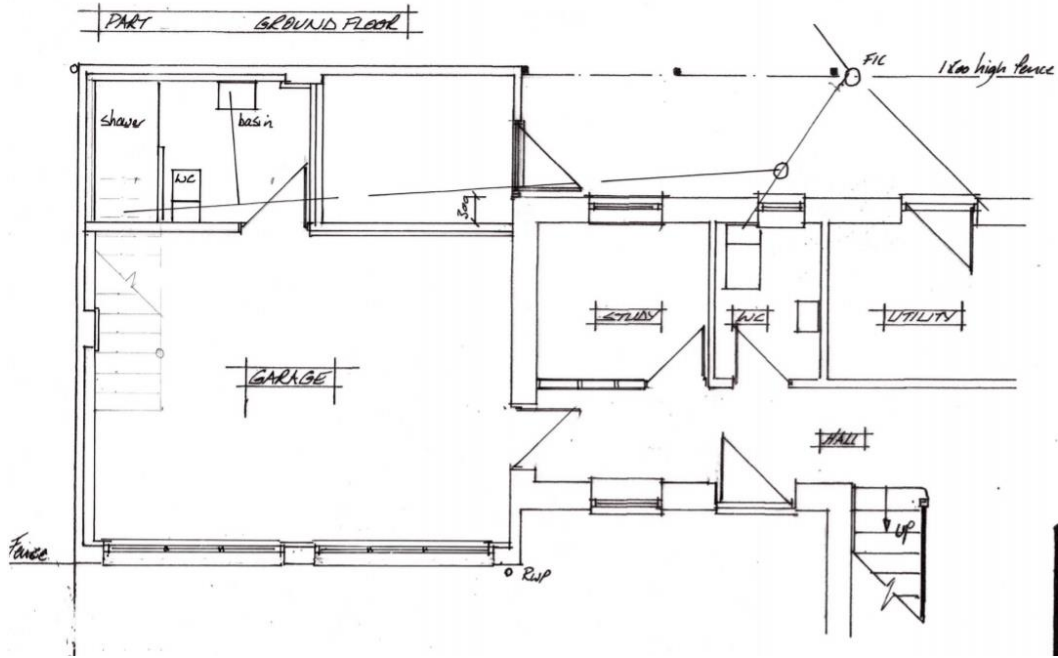
SIDE ~ North East



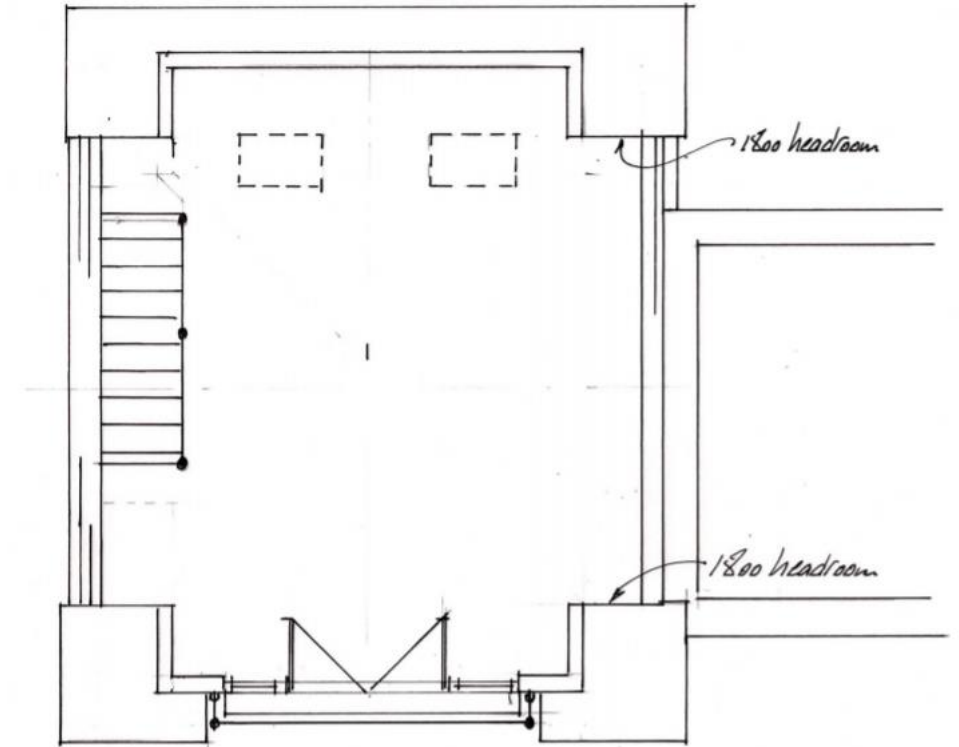
Proposed Elevations



Proposed Floor Plan



PLAN SECTION @ 1800 headroom



Consultation Responses

- **Internal**

- Corby Borough Council (CBC) Environmental Services (Environmental Protection) – No objection to make (received 29.06.20)
- CBC Sustainability Officer – suggestion of electric vehicle charging socket (received 26.0.2020)

- **External**

- Northamptonshire County Council Highways – No objection (received 05.08.2020)

Site Photograph – Taken from neighbour’s garden to the north



Site Photograph - Taken from neighbour's garden to the east



Conclusion

The proposed scheme for a garage conversion and first floor extension results in no significant material elevational changes to the fabric of the building or to the detriment of the adjacent area.

A Shadowing analysis was commissioned by the applicant and undertaken by Right of Light Consulting Chartered Surveyors. The report was taken from three different dates, 21st March, 21st June and 21st December at 2 hour intervals between 8am and 6pm. The report shows negligible impact to near neighbours.

Conclusion

The proposal would not have an adverse impact on the neighbouring amenity and the living conditions of existing and future occupier.

The proposal is considered to comply with Policy 8 of the North Northamptonshire Joint Core Strategy 2016 and the requirements of the National Planning Policy Framework 2019.

Recommendation is for approval

Thank you