
Application for Planning Permission

20/00246/HHA

Conversion of garage and first floor extension over garage, 52 Hempland Close, Corby, NN18 8LR

1. Site and Surroundings:

- 1.1 The subject property is a detached single family dwelling located within the Oakley South area of Corby. Hempland Close is a housing development, constructed circa 1997. The area is characterised by modest dwellings arranged in detached form. Houses are mostly set back from the front and corner side boundaries with front boundaries characterised by a mixture of brick walls, paved driveways and open lawns.
- 1.2 The Application property has an ample rear garden measuring 11.5m in depth and 12m wide. Due to the nature of the proposal to be sited above the existing garage, no garden is proposed to be lost. The applicant has also demonstrated sufficient parking for 3 vehicles on a paved driveway to the front of the dwelling.

2. The Proposal:

- 2.1 The application proposal seeks consent to convert the present double garage into living accommodation, consisting of a lounge and shower room on the ground floor and to extend the first floor over the garage to provide for an additional first floor bedroom.
- 2.2 The proposed extension will be situated above the existing double garage. The existing double garage measures 5.1m width, 6.1m depth with a ridge height of 4.4m and an eaves height of 2.4m. The extension is proposed to measure 5.4m width, 6.7m depth with a ridge height of 5.9m and an eaves height of 3.7m. The proposal includes skylights to the rear at a height of 1.8m headroom to ensure privacy for the neighbours to the rear. To the front of the first floor extension is proposed double glass doors with a Juliette balcony, which is to be frosted to ensure privacy to the front. At ground floor level the two garage doors are proposed to be replaced by widows and for the remainder void to be filled with brick to match the existing.

3. Planning History:

No relevant site history.

4. Policy Context:

National Planning Policy Framework (2019)

Policies 8 of the North Northamptonshire Joint Core Strategy 2016

'Saved' Policy P10(R) of the Corby Borough Local Plan 1997

5. Consultations:

- 5.1 Site Notice – Posted on 03.07.2020
- 5.2 Notice: (ET) – not required as not in a conservation area
- 5.3 Neighbour Letters notifying the neighbours were sent to: 42, 53, 51, 46, and 45 Hempland Close on 26.06.2020 to notify of the planning application. The same neighbours above were then re-notified of amended plans on 18.08.2020.
- 5.4 Representations were received from 5 neighbours their material planning comments are summarised as follows:

No objection was raised in relation to the ground floor proposed element of the scheme, only the first floor addition and these objections were raised:

- Visual Impact / Overshadowing Object on the potential overshadowing of neighbours house and garden creating a sense of enclosure.
- Loss of light – Objection on the grounds that the right to light would be adversely affected, the drawings fail the 25' angle rule of thumb as set out in the Site layout and Planning for Daylight Sunlight document published by the Building Research Establishment.
- Parking – Neighbour has highlighted inaccuracies in the block plan and potential parking issues.
- Character and precedent – Objection in that the development would set a precedent for future extensions in the immediate area and that the design of the 2 large front windows and Juliet balcony are out of character in the vicinity.
- Inconvenience caused during construction period

A further objection was received from neighbours in response to being re-consulted on the amended drawings. The matters raised related to potential loss of light and privacy. Objections were received for the first floor extension on the following grounds:

- Loss of privacy and dominant impact – the neighbours argued that the proximity and bulk of the first floor construction would present an overbearing and intrusive element to the dwelling, particularly from the garden and first floor rooms creating a sense of enclosure.
- Overshadowing / Loss of Visual Impact / Poor Design –
- Loss of privacy – during construction and proposed windows with overlooking into the garden

6. Officer's Assessment:

6.1 Key Determining Issues:

Design and Impact upon the Wider Character of the area
Neighbouring Amenity
Neighbour Objections not yet covered

7. Design and Impact upon the Wider Character

- 7.1 The application property is a detached dwelling with a generous rear garden with side access. The proposed first floor extension is proposed over the existing double garage. The proposal is designed in a manner appropriate to the dwelling. The positioning of number 52 being in the corner will result in little damage from the street scene. The proposal of the Juliet balcony isn't predominant within the area but it is of the officer's consideration that the doors will not have a detrimental impact on the character of the wider area. The proposed scheme is acceptable in terms of design, and mass and will have no impact upon the visual amenity of the street scene. Furthermore it will appear subservient to the host dwelling respecting the design and scale of the original dwelling.

8. Neighbouring Amenity

- 8.1 The proposed first floor extension over the existing double garage will have little impact on the neighbouring amenity of the surrounding properties. Objections were raised by neighbours on the loss of light as a result of the first floor extension. 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. The proposal passes the 45 degree test on the elevational drawings. While the proposal will cause a limited measure of overshadowing to the adjoining neighbour; it is

not considered to cause significant demonstrable harm to the natural light enjoyed by the occupiers and therefore does not constitute a sole sustainable reason for refusal.

9. Neighbour Objections not yet covered

9.1 Other objections which were raised by the neighbours. Boundary issues were raised regarding the inaccuracies of plans and the paving of the drive ways to near neighbours. Highways officers are satisfied that the scheme meets the parking standards of NCC Highways. The issue of disturbance and noise during the construction phase has been raised which is not a material planning consideration. Objections were raised from neighbours regarding the rear velux windows creating additional noise when open and loss of privacy. The applicant made amendments to the scheme, in raising the height of the roof to 1.8 ensure that the velux windows can't be used to overlook the neighbours' gardens. It is considered that noise from an open bedroom window will not cause a disturbance to neighbouring dwellings. The issue of loss of property value has been raised which is not considered a material planning issue.

10. Conclusion

10.1 The proposal is considered to be acceptable in principle as it involves the alteration of a property that is sustainably located within the main built up area of Corby. Furthermore it is considered that the development will suitably harmonise with the appearance of the host dwelling and surrounding area, will not harm the amenities currently enjoyed by the neighbouring properties. The proposal is therefore considered to be in accordance with the requirements of the Policy 8 of the North Northamptonshire Joint Core Strategy and sections 12 and 15 of the National Planning Policy Framework.

11. Recommendation: Approve subject to the following conditions:

11.1 The proposed scheme is modest in design and scale, respects the character of the host dwelling. The scheme results in an increased required accommodation floor space to improve the quality of living for the occupier. The officer's recommendation to member's is that the application be approved subject to the following conditions:

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be built in accordance with the approved plans as listed below in the 'Schedule of Plans'. The development shall be completed in accordance with the approved plans unless alternative details have been submitted and approved in writing by the Local Planning Authority prior to commencement.

Reason: To specify the permission and for the avoidance of doubt.

3. *All works and ancillary operations related to construction which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:*

08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.

Reason: *In the interests of the amenities of surrounding occupiers during the construction of the development accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.*

12. Schedule of Plans

Existing Floor Layout & Elevations	20.11-01	24.06.20
Existing Ground Floor Part	20.11-02	24.06.20
Proposed First Floor Part	20.11-03A	18.08.20
Proposed First Floor Part	20.11-04A	18.08.20

Proposed Elevations and Existing Rear	20.11-05A	18.08.20
Off Road Parking	20.11-05A	30.07.20
Block Plan		11.06.202

13. Background Papers

None

14. Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8/or Article 1 of the First Protocol of the Act and consider that it is appropriate.

Officers have also considered the interference with the human rights of the applicant under Article 8/and or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of the property in accordance with the general interest. The interferences are therefore justifiable and proportional.

15. Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission.

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