
Application for Planning Permission

18/00633/DPA

**Creation of first floor to host dwelling with two storey rear addition
AT- 15A Arnhill Road, Gretton**

1.0 Site and Surroundings:

- 1.1 The application site 15 A Arnhill Road is a modest detached, chalet dwelling on the south side of Arnhill Road in the village of Gretton. The application site is outside of the Conservation Area and is surrounded by other residential properties of varying styles to the north, west and east.
- 1.2 The north eastern end of Arnhill Road, at the Junction of Maltings Road is situated on elevated ground, the topography of the street slopes downwards toward the south western end of Arnhill Road, where the host dwelling is situated. The southern side of Arnhill Road is a steep bank and a number of properties are built up on to the hill side and set well back from the roads edge. There are 4 properties numbers 15, 17, 19 and 21 (the old stock) that are built very close to the roads edge at the base of the hill. These properties sit forward of the neighbouring properties of 15A and 23 Arnhill Road built in the 1970's on elevated rear garden land to the rear of No.15, 17, 19 and 21 Arnhill Road. 15A Arnhill Road currently have views over these properties rear gardens at no's: 15, 17, 19, 21 Arnhill Road and beyond into the Welland Valley. To the northern side of Arnhill Road the properties are set back from the roads edge with modest front gardens numbers 48 and 48A Arnhill Road.
- 1.3 The host dwelling is set into the hillside approximately 5m above the road. The detached chalet style home is of a simple in design, with large windows set under a steep dual pitched roof. The accommodation comprises of two bedrooms and is situated on the ground floor with balcony stretching the full width of the front elevation, with the garage and utility spaces in the basement level. The dwelling is presented as two storeys from the front elevation and single storey from the side and rear elevations. The host dwelling is set back from, and raised up above the street level of Arnhill Road at the end of a steep private driveway with parking area.

2.0 The Proposal:

- 2.1 The proposal comprises of an addition at first floor and the raising of the roof by 1.1m to 9.3m, the roof pitch has been lowered to minimise the overall height of the dwelling. The proposal includes the installation of a balcony to the first-floor level, with the addition of a two-storey rear extension projecting into the rear garden 4.2m the full width of the host at 9.1m with a height to the ridge of 7.1m.
- 2.2 The proposal details changes to the internal layout to create an up-side-down living arrangement. The basement no change has been proposed and shall remain as garage and utility area. The ground floor that currently has 2 bedrooms and balcony will change to 4 bedrooms and family bathroom, with the removal of the balcony from this level. The first floor will consist of a lounge with proposed balcony, (4.6m long and 1.2m deep) kitchen diner, office and a further bedroom. The finished materials proposed will be part rendered to the lower section and part clad with timber to the upper section of the host dwelling.

3.0 Planning History:

- 3.1 18/00414/DPA – First floor extension, new roof with habitable loft space and internal alterations. - Application withdrawn. 06.07.2018
- 3.2 A previous scheme was submitted in May 2018 18/00414/DPA First Floor extension, new roof with habitable loft space and internal alterations, this proposal was to add two storeys while

maintaining the steeply pitched roof. The overall height of the building was proposed at 12.8m to the ridge and 8.8m to eaves. It featured narrow windows not in keeping with the original dwelling. This application was later withdrawn following advice from the Local Planning Authority who stated that the development was too large and overbearing with design features that failed to respect the host.

- 3.3 The current scheme makes amendments, the second storey with Juliette balcony – Deleted, with a lowered roof pitch reducing the overall height to 9.3m to the ridge and 7.2m to the eaves. The design of the windows have been revised to be in keeping with the existing building, the external finishes of the materials have remained the same. (3.5m reduction to ridge and 1.6m reduction in eaves height compared to previous application reference: 18/00414/DPA)

4.0 Policies:

- 4.1 Policy 8 of the North Northamptonshire Joint Core Strategy (NNJCS)
4.2 National Planning Policy Framework 2018 (NPPF)
4.3 Town and Country Planning Act 1990 (as amended)

5.0 Internal Consultations:

- 5.1 CBC Environmental Health – no comments to make. 26.09.2018
5.2 Gretton Parish Council – Comments received detailed below 15.10.2019

At their meeting on Monday 8th October Gretton councillors discussed this application.

The conclusion is that councillors must register an objection due to the concern of neighbours in close proximity to this property. However, there is no objection to appropriate development on this site and it is hoped that planners can come to an agreement with the applicant so that the scheme can be approved.

The following comments were received by the local planning authority on the 14th January 2019 and are detailed below. 18/00633/DPA Creation of first floor to host dwelling with two storey rear addition at 15A, Arnhill Road.

Mark Thompson, Julie Smith and the clerk declared an interest.

This is a revised application following the dismissal of the first set of plans. Councillors are not against appropriate development of this site but neighbours are concerned about being overlooked if the plans are accepted. The applicants have made efforts to reduce the height of the proposed scheme and Corby BC planners will be asked to take this into account. Gretton Parish Council Comment sent to planning department by Parish Clerk says:

At their meeting on Monday 8th October Gretton councillors discussed this application. The conclusion is that councillors must register an objection due to the concern of neighbours in close proximity to this property. However, there is no objection to appropriate development on this site and it is hoped that planners can come to an agreement with the applicant so that the scheme can be approved.

CBC has registered the written response of GPC as an objection because that is what we said, however this is not strictly correct. The statement is incorrect in that Parish Councillors did not object to the application "per se". Councillors recognised that efforts had been made to make the scheme more acceptable and wanted planners to take this into account.

As originally recorded in the PC minutes the PC does not object to appropriate development of the site and that fact should be duly noted by the committee. The comments of the PC should not be taken as an objection but simply as a statement that they would support development, providing that, in the opinion of the planners and the Development Control committee, the development is appropriate for the site and adequately takes into account the concerns of nearby residents should those concerns be valid objections in strict planning terms.

6.0 Advertisement/Representation

- 6.1 Site Notice – A site notice was posted on a telegraph pole close to the front of the property on 28.09.2018.
- 6.2 Public Notice (ET) – Not required in this case as the property is not in a Conservation Area. Site visits – 28.09.2018 and again on 24.01.2019
- 6.3 Neighbour Notification – Nos 13, 15 17 & 19 & 48 Arnhill Road were notified by letter.
- 6.4 Representations – Two objections were received, with a number of objections on planning grounds set out as follows.

6.5 Design and Visual impact upon the character of the area.

The exposed location of the property in its elevated position, overall size being overbearing and design having a detrimental impact on the visual amenity of the village setting.

6.6 Overlooking and loss of privacy

The increased glazed areas and the proposed balcony to the first floor and front of the host, resulting in overlooking into neighbours gardens and the loss of privacy.

6.7 Loss of single storey home or bungalow suitable for elderly residents

The comments received that the enlargement of the property would see the loss of a smaller bungalow suitable for the “elderly or infirm”.

6.8 Oversubscribed local parking provisions

The enlargement of the property will create noise and potential for extra vehicles to be kept at the property, having a detrimental impact on the narrow and congested road.

7.0 Officer’s Assessment

7.1 Key Determining Issues:

- 7.2 Design and Impact on the Street Scene
- 7.3 Neighbouring Amenity
- 7.4 Parking Provisions

7.2 Design and Impact on the Street Scene

- 7.2.1 Arnhill Road in the village of Gretton comprises dwellings of varying size, age and styles, most of which are detached. The host dwelling has a simple Circa 1970’s design that lacks architectural merit. The property has large windows to the first floor affording views over the neighbouring properties and the Welland Valley. It features a steeply pitched roof with gable to the front.
- 7.2.2 The application site is outside of the conservation area and situated at the lower end of Arnhill Road. The subject property is obscured from view from the conservation area of Gretton by neighbouring properties and mature trees to the elevated to north east. Therefore the proposal is considered not to impact the heritage asset identified as the Gretton Conservation Area.
- 7.2.3 The proposed design is considered to respect the simple design of the original dwelling and the changes to the exterior would bring an uplift to the existing façade of the host. The design respects the character of the area, which is varied in style and size. The proposal is not considered overly large nor will it dominate the street scene due to its being set back 38m from the roads edge. The two-storey extension to the rear will not be visible from the street scene.
- 7.2.4 The proposed enlargement of 15A Arnhill Road by way of its design and materials are simple and in keeping with the character of the local area. The proposed changes results in existing building benefiting from a much needed visual uplift improving the wider street scene.

7.3 Neighbouring Amenity

- 7.3.1 The application site due to its elevated set back siting has views across the Welland valley to the northwest, and the neighbouring rear gardens of numbers 15, 17,19 and 21 Arnhill Road. A separation distance of no less than 26m is maintained between the properties to the north west. The boundaries vary between 1.8m close boarded fences and mature shrubs and trees that partially obscure views of neighbouring gardens. To the north neighbouring properties on the northern side of Arnhill Road no's 48 and 48A maintain separation distances in excess of 48m and views on to the front of these properties. To the northeast the neighbouring property no. 13 Arnhill Road, set forward of the subject property more than 10m with a separation distance of 9m. The application site currently has views directly on to the side elevation windows, balcony and front garden of number 13, these are pre-existing views and are outside of the applicant's control. To the south east is the rear garden of the host property and beyond the rear boundary a substantial wooded area. To the south west is number 23 Arnhill road and views exist into the front garden area of number 23, with a separation distance exceeding 17m.
- 7.3.2 The proposal includes the addition of windows to the new first floor to the front and rear only, and does not include any additional windows to the side elevations of the property. The proposed balcony has been raised by 2.5m to the first floor but reduced by 50% in size from the original balcony previously situated at the front of the property above the garage basement level.
- 7.3.3 The proposals overall height to ridge will be 9.3m an increase on the existing dwelling of 1.1m and 2.7m increase of the eaves height.
- 7.3.4 In view of the hosts setback location and the good separation distances that exist between the neighbouring properties of numbers 13, 15,17,19 and 21 the proposal is considered not to have an unacceptable impact upon the sunlight or daylight received by neighbouring properties nor will it exacerbate the existing situation of overlooking or loss of privacy. Conditions will be applied to minimise the impact of overlooking by way of planting along the boundary and the introduction of obscure glazing in the first floor windows to the front elevation.
- 7.3.5 The proposal accords with "Saved" Policy P10(R) of the Corby Borough Local Plan and Policy 8 of the North Northamptonshire Joint Core Strategy 2016 the siting and scale of the extension and raising of the roof will not affect the degree of sunlight, daylight or privacy currently enjoyed by the occupants of the neighbouring properties.

7.4 Parking Provisions

The host property has sufficient provision of land to the front of the property to provide the required 3 parking spaces in line with the Northamptonshire highways Standards. The proposal does not affect the existing car parking arrangements for the host dwelling. An area of flat land to the front of the property is currently housing 2 caravans and has ample space for a further 2 vehicles in addition to the existing integral garage. It is considered that the property meets the required parking standards for the proposed number of increased bedrooms to the dwelling.

7.5 Loss of single storey home or bungalow suitable for elderly residents

The site has constraints with an excessively steep driveway and stairs to access the property. The current arrangement of accommodation is not suitable for family living, the proposal will increase the habitable floor space making efficient use of the dwelling. The role of the Local Planning Authority is not to restrict the use of a dwelling to one category of persons "the elderly or infirm." But to determine an application on its individual planning merits.

8.0 Conclusion

- 8.1 The development by virtue of its design, size, scale and appearance, would not adversely affect the amenity of local residents. It is of harmonious design, form and materials. The proposal is therefore in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2016, "Saved" Policy P10(R) of the Corby Borough Local Plan and The National Planning Policy

Framework (2018), and is therefore recommended for approval subject to the following conditions:

9.0 Recommendation: Approve subject to the following conditions:

1. Full planning permission

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. List of Approved Plans and Drawings

The development shall conform in all aspects with the plans and details shown in the schedule of plans as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Materials, Sample Panels before specified elements started.

Sample panels of the timber cladding demonstrating the colour, texture, face bond and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved details before the building is occupied.

Reason: In order that the external appearance of the building is satisfactory in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy

4. Submission of Landscaping Scheme

A scheme of planting to the north east and south west boundaries to be submitted to the Local Planning Authority for agreement.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

5. Obscured Glazed Window

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed first floor windows shall be glazed with obscure glass to level 4 obscurity to be agreed with the Local Planning Authority and shall be permanently maintained thereafter as obscure glazed.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

No Further Windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in the north east, north west or south west elevation of the building/extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

10.0 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.

11.0 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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