

Development Control Committee

8 November 2016

16/00197/DPA

Single Storey Rear Extension - 4 Iona Road, Corby for Mrs B Mujic

Background

4 Iona Road is a mid-terraced house constructed of yellow rendered brickwork, for the external walls, under a brown concrete tile roof. It is located approximately 35 metres north of the junction of Willow Brook Road and Iona Road in a wholly residential area.

Originally an application was submitted for a two storey extension rear extension at a depth of 4 metres; this was subsequently amended to 3.5 metres in depth and was deemed unacceptable.

Following discussions with the applicant the proposal was reduced to a single storey extension at a depth of mainly 4 metres with a 1 metre step in from a 3.5 metre deep wall directly on the boundary of No.2 Iona Road.

Description

Planning permission is sought to add a single storey extension to the rear of the dwelling in order to provide additional living accommodation in the form of a living room and dining room. A small single storey extension is to be demolished in order to make way for this development.

Site History

None

Policies

Policy 8 of the North Northamptonshire Joint Core Strategy 2011 - 2031

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

National Planning Policy Framework (2012) – Sections 7 and 11

Consultations

CBC Environmental Services:- No comments or objections

Advertisement/Representations

1. Site Notice – Posted on lamp post on Iona Road on 5th July 2016 (Expired 26th July 2016)
2. Public Notice(ET) – N/a
3. Neighbour Notifications – 2 and 6 Iona Road; 154 and 156 Willow Brook Road (Notified 17th June 2016 giving 21 days expiring on 8th July 2016; Re-consulted on amended plans 28th July 2016 giving further 14 days expiring on 11th August 2016)
4. Summary of Representations – Four letters of objection were received in respect of this proposal in its original form. The objections were:-
 - a) that the extension would appear out of keeping with the character of the terrace,
 - b) that an approval of this proposal would lead to an increase in 'on-street' parking on the surrounding roads,

- c) that the extension would adversely affect the level of light currently received by neighbouring properties,
- d) that an approval of this proposal would lead to increased noise from the enlarged premises,
- e) that the property is being occupied as an HMO not a dwelling. Enlarging it will lead to more tenants occupying the building (currently at least five do so),
- f) that enlarging the property would increase the risk of fire,
- g) that the extension would adversely affect the views from adjoining properties,
- h) that an approval this proposal would adversely affect surrounding property values,
- i) that there is likely to be undue disruption during the construction of the development (for example the alleyway to the side of the property is likely to become obstructed), and
- j) that the enlarged premises may be used as a business.

The application was firstly amended with the outward projection of the extension reduced from four to 3.5 metres. Three further letters of objection, all from people who have previously objected, have since been received. In addition to the concerns already raised they also raise the following issues:-

- a) that the proposal will lead to an unacceptable increase in vehicular use of the adjoining roads,
- b) that the extension will unacceptably overlook neighbouring properties.

The application was finally amended to single storey at a projection of mainly 4 metres and part 3.5 metres upon the boundary of No.2 Iona Road.

Re-consultation of the amended scheme took place on 20th October 2016 and members will be updated accordingly.

Report

Design/Scale/Effect on street scene

The extension will occupy a secluded position to the rear of the property. Putting this aside it is considered that it will be acceptable in design and scale terms despite concerns to the contrary. It is noted that the application has evolved from a two storey proposal to a single storey proposal and the reduced scale is deemed to be acceptable.

It will be a single storey structure that it will appear subservient to the host dwelling and is to be located to the rear of the property. The proposal will measure 2.3 metres to the eaves and 3.4 metres to the ridge. It will also incorporate a pitched roof that will suitably harmonise with the host dwelling and is to be constructed of matching materials.

Amenity Issues

It is considered that the extension will not unduly affect the private amenity of the surrounding properties despite concerns to the contrary. This is because following a recent amendment it will now project just 3.5 metres out at single storey from the back of the property on the boundary of No.2 Iona Road.

The extension will be stepped in for 1 metre before reverting back to 4 metres in depth for the remaining 5.2 metres of the extension. This is only 500mm deeper than what the applicant could construct under their permitted development rights. The

majority of the extension will also be shielded by a mature hedge that forms the boundary between the properties.

In terms of the impact upon the other neighbour at No.6 Iona Road, the extension is set 1.8 metres away from the boundary of the property due to the existing walkway between the properties. The extension will project 4 metres on this elevation, however due to the distance and orientation it is deemed to not significantly impact upon the amenity of the neighbouring property

The proposal will not lead to unacceptable overlooking of the surrounding properties either despite concerns to the contrary. The objections in regards to overlooking were received when the proposal was for two storeys, as the proposal is now for a single storey rear extension, it is considered that there will not be issues of overlooking.

Highway Safety Issues

The proposal is considered to be acceptable in highway safety terms. The extension will not occupy any land that is currently used for parking. Furthermore, given the intention to create a new vehicular access to the premises from Iona Road, it will be possible to park two cars on the hard surfaced area to the front of the building, a level of parking that is considered acceptable for the five bedroom property that this proposal will create. Problems of 'on-street' parking should not therefore occur despite the concerns of some local residents.

Concern has been expressed that the development will lead to an unacceptable increase in vehicular use of the surrounding road network. However, given that only one additional bedroom will be created it is not envisaged that any significant increase will arise.

Other Issues

The other concerns raised by the objectors to the proposal have been considered. However, it is contended that they do not represent justifiable reasons for refusing the proposal either:-

- a) the application is being dealt with on the basis that it is seeking approval to extend a single dwelling. If the enlarged premises are subsequently used for business purposes or as an HMO housing more than six people without the necessary planning permission the Local Planning Authority would be in a position to pursue those breaches under its enforcement powers.
- b) it is accepted that some disturbance is likely to occur whilst the extension is being constructed. However this is likely to be relatively short lived and a refusal on such grounds could not reasonably be sustained.
- c) it is considered unlikely, on the balance of probability, that there will be a significant increase in noise from the property once the works have been completed and the enlarged property is occupied. Should noise occur either during construction or thereafter to the extent that it constitutes a statutory noise nuisance, the Council's Environmental Health Service have separate powers to address those concerns.
- d) Concerns about fire risk, the likely effect of a development upon property values and impact upon private views from neighbouring properties cannot be taken into consideration when determining a planning application.

Recommendation:

That planning permission be granted subject to the following conditions:-

1. The development hereby permitted shall be commenced no later than three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The approved plans comprise the Location Plan, Block Plan and Existing Floor Plans and Elevations, received by the Local Planning Authority on 2nd June 2016, and the Proposed Floor Plans and Elevations dated the 13th October 2016. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

3. The materials to be used in the construction of the external walls and roof of the proposed extension shall match in type, colour, texture, and shall be laid in a manner to match, those used in the construction of the external walls and roof of the host dwelling.

Reason: To safeguard the appearance of the host dwelling and the character of the surrounding area, in accordance with the requirements of Saved Policy P10(R) of the Corby Borough Local Plan, Policy 8 of the North Northamptonshire Joint Core Strategy 2011 - 2031 and Sections 7 and 11 of the National Planning Policy Framework.

Reasons for Approval:

The proposal is considered to be in accordance with the requirements of Saved Policy P10(R) of the Corby Borough Local Plan, Policy 8 of the North Northamptonshire Joint Core Strategy 2011 – 2031 and Sections 7 and 11 of the National Planning Policy Framework. It is considered that the extension will safeguard the character and appearance of the host dwelling and that the dwelling so extended will remain in keeping with the street scene. It is also contended that, subject to the imposition of appropriate conditions, the proposal will safeguard the amenities currently enjoyed by the occupiers of surrounding properties and will not give rise to any undue highway safety concerns.

Statement of Applicant Involvement:

In dealing with this application Corby Borough Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the NPPF. In particular the Council has been in discussion with the applicant's agent to secure suitable amendments to the scheme.

Officers to contact:

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