



## **Supporting Planning, Design and Access Statement**

Proposed Conversion to Part of Dwelling to Form 1.no Holiday Let Unit (Retrospective)

No.14 School Hill, Irchester, Wellingborough, Northamptonshire, NN29 7AN

Prepared on behalf of Mr. & Mrs. Benn

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**Appendix A - Internal images of the one-bedroom holiday let unit**

# 1 INTRODUCTION

1.1 CC Town Planning has been appointed by Mr. and Mrs. Benn ('the Applicant') to prepare a Planning, Design and Access Statement to accompany a full planning application for the proposed conversion to part of the existing dwelling to form 1.no one-bedroom holiday let unit (retrospective planning application) at No.14 School Hill, Irchester, Northamptonshire, NN29 7AN ('the site').

1.2 The planning application is submitted to the East Northamptonshire area of North Northamptonshire Council ('NNC') as the determining Local Planning Authority ('LPA') for the area and seeks full planning permission.

1.3 The statement is structured to provide the LPA with the requisite level of information to justify the proposal and to enable the determination of the planning application at the earliest opportunity. Each section seeks to address a specific point and the document is structured as follows;

Section 2: Site & Surroundings

Section 3: Planning History

Section 4: The Proposed Development

Section 5: Planning Policy Context

Section 6: Planning Justification

Section 7: Design and Access Statement

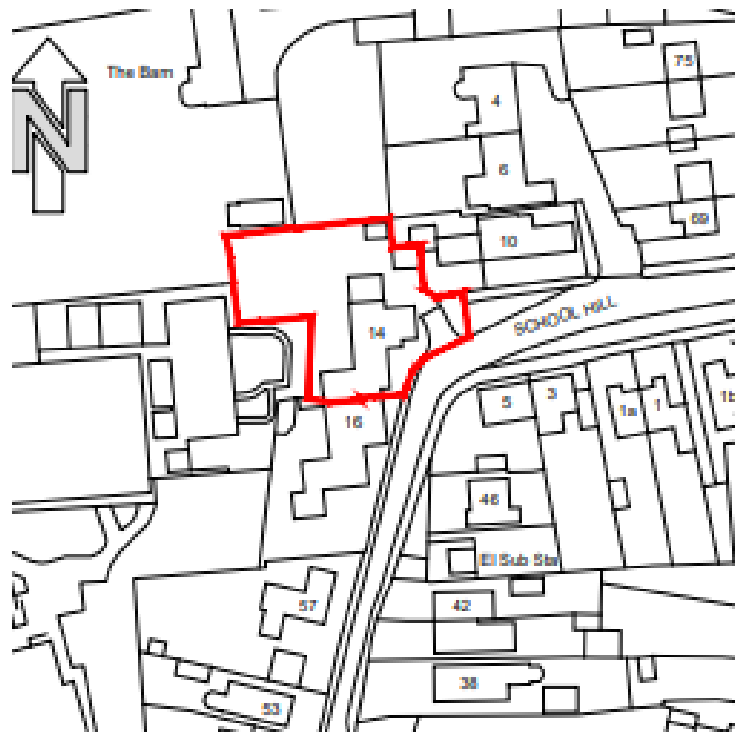
Section 8: Conclusion

1.4 The following supporting drawings and reports are also submitted with the planning application:

- Floor Plans, Elevations, Site Location and Block Plan 348/22/01 A

## **2 SITE & SURROUNDINGS**

- 2.1 The application site itself is situated along School Hill, Irchester, occupying a corner plot of land. The characterful property that occupies the site is constructed of stone under a plain tile roof. The property was formerly the home of the Irchester School House, but has since been used solely for the purpose of unrestricted residential use (Use Class C3), with the annexe element of the dwelling currently operating as a self-contained holiday let unit.
- 2.2 The property itself benefits from a long driveway which leads to a pitched roof detached double garage, with the associated gardens located to both the front and rear of the existing property. As such, the site is considered to have ample space for the parking of several vehicles, with an allocated off-street parking space for the sole use of the temporary occupant of the holiday let unit.
- 2.3 The application property is attached to the existing dwelling at No.16 School Hill to the south and lies adjacent to No.12 School Hill which lies towards the north east.
- 2.4 Irchester is a small village within the North Northamptonshire area with a population of circa 6,000 people. The village itself is well located, with direct access provided to the A45, thus connecting the village to the surrounding areas and further afield. A number of major towns are also just a short drive away and are accessible via the public transport network, with bus service No.49 connecting the residents of Irchester to both Wellingborough and Rushden.
- 2.5 The village is also home to a number of services and amenities including a library, public house, village hall, local convenience store, medical surgery and a primary school. It is also material to note that Irchester Country Park, a large public open space is positioned within a short walk from the site, with the Rushden Lakes shopping complex also just a 5 minutes' drive away.
- 2.6 For context, the application site is positioned within a close proximity to a number of buildings which are of historical importance. This includes the Grade II listed buildings of Manor House, Manor Cottage and the Blacksmiths Cottage, however these assets will not be impacted by the proposed development. The surrounding area predominantly comprises of residential dwellings, with Irchester Community Primary School located towards the south east of the site.
- 2.7 Given the above, it is considered that the application site, positioned within the village confines of Irchester, is considered to be a desirable location to host a new holiday let unit of the sorts proposed within this detailed planning application
- 2.8 The below extract from the accompanying site location plan clearly details the extent of the application site and its surrounding areas.



**Figure 1 – Extract from accompanying Site Location Plan**

### 3 PLANNING HISTORY

3.1 The site itself has an extensive planning history relevant to this application, which is set out below.

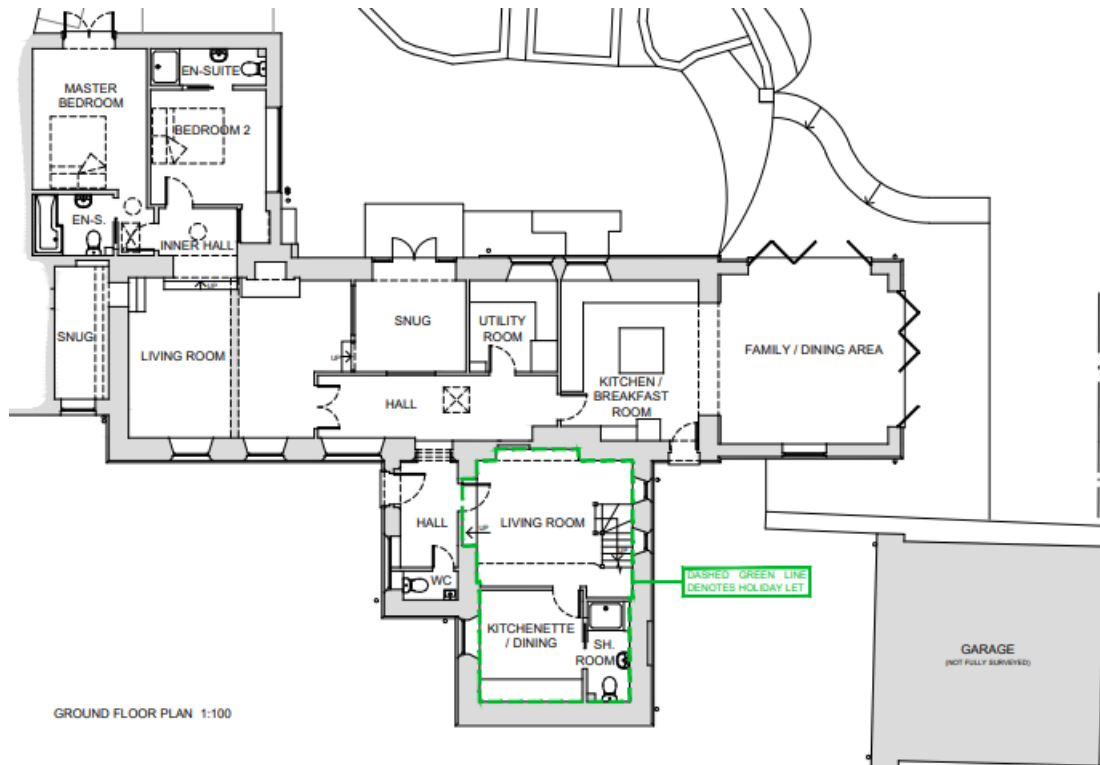
- **WR/1967/0203** – Full planning permission was granted for the conversion of the existing school house to from a single dwellinghouse.
- **WR/1971/0125** – Approval was granted by the LPA for the erection of a double garage, which operates in association with the main dwelling at No.14 School Hill, Irchester.
- **WP/18/00698/FUL** – A detailed planning application was submitted to the LPA which sought full planning permission for the erection of a single storey side extension to the main dwellinghouse located at the site. The extension proposed would allow the applicants to extend the dwelling to create a large kitchen/diner area. Following comprehensive discussions with the LPA and the submission of a set of revised plans, full planning permission was ultimately granted as it was determined that the development proposal fully complies with the relevant development plan policies and is consistent with the provisions in the revised NPPF.
- **PRE/18/00105/PRENF** – Pre-application advice was sought from the LPA with regards to the subdivision of the dwelling to create an internal annexe for the use of

family and friends. The LPA determined that the subdivision of the dwelling to form a self-contained annexe constitutes a development that requires full planning permission. As such, any proposal seeking to provide a separate accommodation unit would need to demonstrate full compliance with both national and local planning policy.

- 3.2 For context, during the time in which the approved extensive works were being carried out to the main dwelling house, a small area was partitioned to create an annexe that allowed the occupants to continue to live on the premises whilst the work was being carried out. Following completion of the works, the Applicants moved back into the main space within the dwelling and the small annexe was let out as a holiday accommodation unit on AirBnB.
- 3.3 However, as the Applicants failed to obtain full planning permission for the use of the annexe as a holiday let unit, the LPA have enquired about the planning status of the annexe that has been advertised for holiday let accommodation.
- 3.4 Subsequently, this planning application is submitted to the LPA to seek full consent for the annexe to be used as a one-bedroom holiday let unit and to regularise this existing use of this space which is associated with the main dwelling located at No.14 School Hill, Irchester.

#### **4 THE PROPOSED DEVELOPMENT**

- 4.1 This application is seeking retrospective planning permission for the proposed conversion to part of the existing dwelling to form 1.no one-bedroom holiday let unit at the site of No.14 School Hill, Irchester.
- 4.2 The space within the existing dwelling of the old School House, which this application relates to, has already been converted into a 2-storey self-contained annexe and provided a space for the Applicants to reside during the extensive works being carried out to the main dwelling. However, following the completion of such works, the annexe has been used by the Applicants as a holiday let unit, and this application seeks full planning permission from the LPA to regularise this use of the annexe.
- 4.3 The annexe is home to a living room, a kitchen/diner and shower room as well as a small bedroom located on the first floor and offers adequate internal space which is suitable to hosting holiday accommodation of the sorts proposed within this application. The below extract from the submitted floor plans details the extent of the annexe along with its relationship to the main dwelling of No.14 School Hill, Irchester.



**Figure 2 – Extract from submitted Ground Floor Plan**

- 4.4 The holiday let unit will be accessed via a shared entrance hallway with the main dwelling. However, separate and lockable doors from the hallway are provided into both the main dwelling and the self-contained annexe to ensure that the privacy and security of all occupants is protected, despite the proposed arrangements involving the use of a communal entrance and hall.
- 4.5 With a long driveway and double garage also associated with the property, any temporary occupant of the proposed holiday let unit will have access to one allocated off street parking, thus ensuring that on-road parking pressures within the local area are not increased by the approval of this proposed development.
- 4.6 Given the retrospective nature of this proposed application, the development will not require any alterations to either the interior or the exterior appearance of the existing dwelling located at the application site. As such, the character and appearance of the School Hill area will not be impacted by this proposed scheme for 1.no holiday let unit.
- 4.7 The building itself is the former Irchester School House but has since been converted for the use as unrestricted residential use. Given the nature of the proposed use from the annexe, it is considered that such a use would be consistent with the prevailing use of No.14 School Hill, Irchester.

## 5 PLANNING POLICY CONTEXT

5.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 (The Act) requires that decisions on planning applications be taken in accordance with the development plan, unless material considerations indicate otherwise. This is also reinforced within the National Planning Policy Framework (NPPF) at Paragraph 2.

5.2 In assessing the planning policy context, consideration has been given to the adopted development plan and also to national planning guidance. All relevant documents are set out below in order of national and local levels.

### **The National Planning Policy Framework (2021)**

5.3 The National Planning Policy Framework ('NPPF') (updated in 2021) sets out the Government's planning policies for England and states that the purpose of the planning system is to contribute to the achievement of sustainable development. The document sets out the Government's view of sustainable development and gives an overview of the economic, social and environmental roles which planning should play.

5.4 At the heart of the NPPF at Paragraph 11 lies the 'presumption in favour of sustainable development' which sets out that for decision making this means;

- *Approving development proposals that accord with an up-to-date development plan without delay; or*
- *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:*
  - *The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or*
  - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

5.5 Section 6 of the NPPF sets out the Government's objective of building a strong, competitive economy, with particular focus on supporting a prosperous rural economy.

5.6 Paragraph 84 provides that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas. It is stated that decisions should allow for sustainable rural tourism and leisure developments which respect the character of the



countryside and enable the retention and development of accessible local services and community facilities.

- 5.7 Section 8 of the NPPF relates to the need to create healthy and safe communities, and requires development to promote social interaction, be safe and accessible and enable and support healthy lifestyles.
- 5.8 Section 9 of the NPPF relates to the need to promote sustainable transport. At paragraph 107 it notes that when setting parking standards, a number of factors should be taken into account including: the accessibility of the development; the type, mix and use of development; the availability of public transport; and local car ownership levels. At paragraph 111 it notes that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.9 Section 11 of the NPPF relates to the need to make effective use of land and encourages the redevelopment of underutilised land and buildings and prioritises the use of previously developed land.
- 5.10 At paragraph 120, the NPPF seeks to promote and support the development of under-utilised land and buildings. Planning decisions should also give substantial weight to the value of using previously developed land within existing settlements.
- 5.11 At paragraph 122 it notes that planning policies and decisions should reflect changes in demand for land. In addition, Paragraph 124 states that planning decisions should support development that makes efficient use of land.
- 5.12 Section 12 of the NPPF notes that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. At paragraph 130 it notes that development should: function well and add to the overall quality of the area; be visually attractive; be sympathetic to local character and history; optimise the potential of the site and create places that are safe, inclusive and accessible.

### **The Development Plan**

- 5.13 The Development Plan for the site is currently comprised of the North Northamptonshire Joint Core Strategy (2014), the Saved Policies of the East Northamptonshire District Local Plan (1996) and the Rushden Neighbourhood Plan (2018) in the determination of this planning application.

### North Northamptonshire Joint Core Strategy (2014)

- 5.14 The North Northamptonshire Joint Core Strategy (NNJCS) is the strategic Part 1 Local Plan for Corby, East Northamptonshire, Kettering and Wellingborough Councils and covers the period 2011 to 2031. The plan sets out the key strategic policies and the long-term vision and objectives for the entire plan area for the period up to 2031.
- 5.15 Policy 1 on the NNJCS confirms that the LPA will take a positive approach to determining development proposals that reflects the presumption in favour of sustainable development in the NPPF. The LPA will continuously work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible.
- 5.16 Policy 3 requires development to be located and designed in a way that is sensitive to its landscape setting.
- 5.17 Policy 6 sets out that the LPA will seek to maximise the delivery of development through the re-use of suitable previously developed land and buildings.
- 5.18 Policy 7 of the NNJCS provides that development should support and enhance community services and facilities..
- 5.19 Policy 8 sets out the North Northamptonshire Place Shaping Principles which provides criteria for all new development to adhere to such as the need to respond to surrounding character, protect residential amenity, make safe and pleasant spaces and create connected places.
- 5.20 Policy 9 relates to sustainable buildings and states that development should incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential development should incorporate measures to limit use to no more than 105 litres/person/day.
- 5.21 Policy 11 sets out the hierarchy for development to be distributed across the North Northamptonshire area. Development in the rural areas will be limited to that required to support a prosperous rural economy. Furthermore, rural diversification and the appropriate re-use of rural buildings will be supported in accordance with Policy 25.
- 5.22 Policy 15 relates to the creation of well-connected towns and neighbourhoods, stating that development should seek to encourage sustainable modes of transport, including measures to contribute towards meeting the modal shift targets in the Northamptonshire Transportation Plan.
- 5.23 Policy 25 of the NNJCS relates to rural economic development and diversification. It sets out that sustainable opportunities to develop and diversify the rural economy that are of an

appropriate scale for their location and respect the environmental quality and character of the rural area will be supported. Furthermore, encouragement will be afforded to the provision and expansion of tourist and visitor facilities and the enhancement of local supply networks. Sustainable rural diversification activities should seek to complement and support the ongoing viability of the existing business. Where proposals involve the re-use of rural buildings, a mix of uses will be supported, including tourist accommodation.

#### The Plan for the Borough of Wellingborough (Part 2) (2019)

- 5.24 The Plan for the Borough of Wellingborough (PBW) (Part 2) was adopted by the Council on 26<sup>th</sup> February 2019 and aims to guide future planning decisions in the area. Those policies considered relevant to the determination of this application are outlined below.
- 5.25 Policy SS1 sets out that the village boundaries maps will be used to interpret whether sites are within or adjoining villages for the purposes of Policy 11 of the NNJCS.

#### Irchester, Knuston and Little Irchester Neighbourhood Plan 2011–2031

- 5.26 This Neighbourhood Plan has been prepared to cover the plan period from 2011 to 2031 in line with the North Northamptonshire Joint Core Strategy plan period. The plan sets out specific policies and proposals for the use and development of land within the plan area over the aforementioned plan period.
- 5.27 Policy 1 of the adopted neighbourhood plan sets out the settlement boundaries for Irchester. Within these boundaries small-scale infill development or development on previously developed land will be permitted where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services.

## **6 PLANNING JUSTIFICATION**

- 6.1 The following section seeks to provide justification for the proposed development in light of the content of the relevant planning policies identified above.

#### Development Principle

- 6.2 The proposed development is seeking full planning permission for the change of use to part of the dwelling to form 1.no one-bedroom holiday let unit. This application is retrospective, given that the Applicants have already converted this part of the house into a self-contained annexe, whilst letting it out and advertising it on AirBnB.
- 6.3 In terms of the sites location, No.14 School Hill is located within the village confines of Irchester, as per the adopted development plan policies map. Therefore, in principle the

development should be supported, given that the site benefits from access to a wide range of community facilities and services which would meet the needs of any temporary occupant of the proposed holiday let accommodation unit.

- 6.4 Furthermore, the village of Irchester is considered to be one of the four largest villages within the North Northamptonshire area, given its existing population and range of services and facilities. As such, development within this village is considered to be suitable and sustainable. With Policy 8 of the NNJCS requiring development to be well integrated with cycle, pedestrian, and public transport routes to limit car use and connect such areas to existing services and facilities, it is considered that this proposal is in full compliance with this requirement, given the sites sustainable location within the village confines of Irchester and access to the extensive public transport network within the area.
- 6.5 Whilst the above has established that the location of the site is well suited to accommodate such a development, it is also material to note the economic benefits that arise from this proposal, through increasing rural tourism opportunities within Irchester and the wider North Northamptonshire area.
- 6.6 Section 6 of the NPPF relates to the need to build a strong and competitive economy, with specific focus on supporting a prosperous rural economy. It is highlighted that planning decisions should actively enable sustainable rural tourism developments, provided that they are in full respect of the character of the rural area in which the development is located within. As such, with no major alterations required to the existing old School House to facilitate the development of 1.no holiday let unit, it is considered that this proposal will enhance the local rural tourism, thus helping the rural economy to thrive, without impacting the character of the School Hill area. The old School House will continue to host a residential dwelling along with the addition of this small self-contained annexe which is to be used for holiday let accommodation. The appearance of this prominent and characterful property will continue to exist as it does to date, thus having no impact upon the character of this rural area. As such, and in accordance with the adopted strategy of the NPPF, the LPA should seek to support this development proposal in order to build a strong and competitive rural economy within the North Northamptonshire area.
- 6.7 The above is further supported by the adopted approach contained within the North Northamptonshire Joint Core Strategy. As pre Policy 11, development within the rural areas, including large villages such as Irchester, will usually be restricted, unless the proposal will aid in supporting a prosperous rural economy. As the assessment set out above has demonstrated, this proposal will provide for additional tourist accommodation within the rural village of Irchester, which in turn will directly support the local rural economy. The benefits of

this development will exceed those directly associated with the scheme, as the accommodation unit proposed will ultimately benefit the entire village, providing frequent customers to support the established services and facilities located within the village and wider surrounding areas. Subsequently, it is reasonable to conclude that the proposed development is compliant with the adopted spatial strategy for the North Northamptonshire rural areas, given its key role in helping to support and enhance the local rural economy.

- 6.8 It is also of significance to note Policy 22 of the NNJCS, in particular section 'e'. Within this policy which seeks to deliver economic prosperity, it has been highlighted that all North Northamptonshire tourism assets must be safeguarded and enhanced, with proposals seeking to expand the tourism industry in sustainable ways being supported by the LPA.
- 6.9 With the proposed development enabling further tourist accommodation within the area, it is considered that this will enhance existing tourism assets, including shopping complex's, theme parks and stately homes, through providing a consistent supply of visitors to North Northamptonshire which in turn will support the numerous assets across this area. Therefore, this development will further enhance the local economy and as such, should be supported by the LPA in accordance with the Joint Core Strategy.
- 6.10 In addition, Policy 25 of the NNJCS is of key importance to this development proposal, given that this policy requirement directly relates to rural economic development. In particular, encouragement will be afforded to the provision and expansion of tourist and visitor facilities, recognising that locations with access to local services and facilities via sustainable modes of transport will provide for the greatest opportunity for sustainable rural development. Therefore, the LPA should seek to encourage this development proposal given that it will specifically provide for a brand new tourist facility in the form of a holiday let unit. With the above also establishing the sustainable location of Irchester and its excellent connections to the wider area, it is considered that this proposed development is an appropriate scheme given the context of the site and its surrounding areas, which will ultimately assist in enhancing the local rural economy.
- 6.11 Furthermore, Policy 25 also sets out that proposals involving the re-use of buildings will be supported, including those which seek to provide tourist accommodation units. As this section of the existing dwelling, which is positioned within the rural village of Irchester, is underutilised by the Applicants, the re-use of this part of the building for a holiday let unit is a viable option and one which the LPA should actively support, given the approach of Policy 25. Through the re-use of part of the dwelling for 1.no tourist accommodation unit, it is considered that this will make most effective use of vacant space within the building which in turn will support a prosperous rural economy. As such, it is reasonable to determine that the proposed

development is in full compliance with Policy 25 of the NNJCS. Therefore, the principle of development for this proposed scheme cannot be questioned.

- 6.12 The above policies are also supported by the accompanying text set out within the Plan for the Borough of Wellingborough (Part 2) at Paragraph 6.0.5. It is stated that the objective of the local plan is to support and diversify the economy while maintaining a broad balance between homes and jobs in order to achieve self-reliance. The local plan seeks to ensure that tourism and cultural assets within the borough are safeguarded and enhanced. Through this development, it is considered that such an objective will be endorsed and therefore, the LPA should actively seek to support this detailed planning application.
- 6.13 Overall, it has been concluded that the proposed development will deliver an additional tourist accommodation facility within a sustainable rural location in the large village of Irchester. Through this development, which makes effective use of vacant space within an existing dwelling, the local rural economy will be supported and enhanced, providing a consistent stream of visitors to the North Northamptonshire area, thus supporting the local services and amenities within Irchester and the wider surrounding areas. As such, and outlined above, the principle of development for this proposed scheme can therefore be established, given that the development proposal is in full accordance with Policy 8, 11, 22 and 25 of the North Northamptonshire Joint Core Strategy, Part 6 of the Plan for the Borough of Wellingborough (Part 2) (2019) and Policy 1 of the Irchester, Knuston and Little Irchester Neighbourhood Plan 2011–2031, as well as Section 6 of the NPPF.

#### Residential Amenity

- 6.14 The proposed one-bedroom holiday let unit will offer any temporary occupant with an excellent standard of amenity. The unit comprises of a living room, a shower room, a kitchen/diner as well as a separate double bedroom located on the first floor. Whilst the unit does not comply with national minimum space standards, given that the proposed use is for a holiday let unit, it is considered that adequate space within the attached annexe will be provided. This is demonstrated by the supporting internal images of the holiday let unit, which are attached to **Appendix A** of this statement.
- 6.15 Furthermore, it is also considered that an adequate level of natural light for all of the proposed habitable rooms will be achieved based on the existing layout of the annexe, as illustrated by the accompanying plans. At least one window is placed within each of the habitable rooms, except for the shower room in order to afford sufficient privacy. Therefore, a good standard of amenity will be afforded to any temporary occupant of this holiday let unit located at No.14 School Hill, Irchester.

- 6.16 Given the presence of sufficient windows within all habitable rooms, a good level of outlook will be achievable, without detrimentally impacting the amenity currently experienced and enjoyed by the occupants of neighbouring properties.
- 6.17 The occupants will also be offered a shared outdoor amenity space, which they will be able to make full use of, along with the existing owner of the main dwelling associated with the site. With a number of nearby public open spaces available, including that of Irchester Country Park, it is reasonable to determine that such arrangements are adequate, particularly given the temporary nature of any occupants stay within the proposed holiday let unit.
- 6.18 Despite the annexe and the main dwelling utilising the same entrance and hallway, it is of real importance to note that significant security measures will be implemented to ensure the safety and security of both the occupant of the main dwelling and the temporary occupant of the annexe is protected. Although a communal entrance will be used, each of the elements to the property at No.14 School Hill will have a secure and lockable front door, leading off from the communal hallway. This will ensure that the safety, security and privacy of all occupants is maintained, despite the proposed arrangements of a shared access point into the dwelling itself. Subsequently, the proposed development is considered to be in full compliance with Policy 8 of the NNJCS, which seeks to ensure that all development leads to the creation of safe spaces.
- 6.19 The above conclusions have also been confirmed by those whom have stayed within the annexe as a holiday let unit. This is demonstrated by the numerous positive reviews which the Applicants have received from individuals that have stayed within this proposed holiday let unit, as set out on the AirBnB website.
- 6.20 Given all of the above, it is considered that any future occupants of the proposed one-bedroom holiday let unit will experience a good level of residential amenity without adversely impact upon neighbouring amenity, including that of the existing occupant of the main dwelling associated with the application site. As such it is the case that the proposed scheme is in full accordance with Policy 8 of the NNJCS as well as Sections 8 and 12 of the NPPF.

#### Character and Appearance

- 6.21 The character and appearance of the existing property located at the application site will not be altered as a result of this proposed development. As such, the existing dwelling will continue to have the same presence within the street scene of School Hill as it does at present, despite this proposed development coming forward.
- 6.22 The below image of the Old School House, which currently occupies the application site, clearly details the extent of the property that will not be altered despite the proposed

conversion of this element of the dwelling to form 1.no holiday let unit. The holiday let will occupy the space towards the front of the dwelling, with the Applicants permeant residence continuing to be located towards the rear, within the larger element of the dwelling.



**Figure 3 – Image illustrating the extent of the existing Old School House property located along School Hill, Irchester**

- 6.23 As the interior alterations to facilitate the formation of a self-contained annexe have already occurred, despite not currently benefiting from consent for the use of the annexe as a holiday let, no other alterations will be required in order to enable this proposed development for the change of use to create 1.no one-bedroom holiday accommodation unit.
- 6.24 It is therefore considered that the proposed development, based on its submitted design approach, would result in a scheme that is in full accordance with the prevailing character and appearance of the existing building, the site itself and the wider surrounding area. As such, the proposal is considered to be in full accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy and Section 12 of the NPPF.

#### Access and Parking

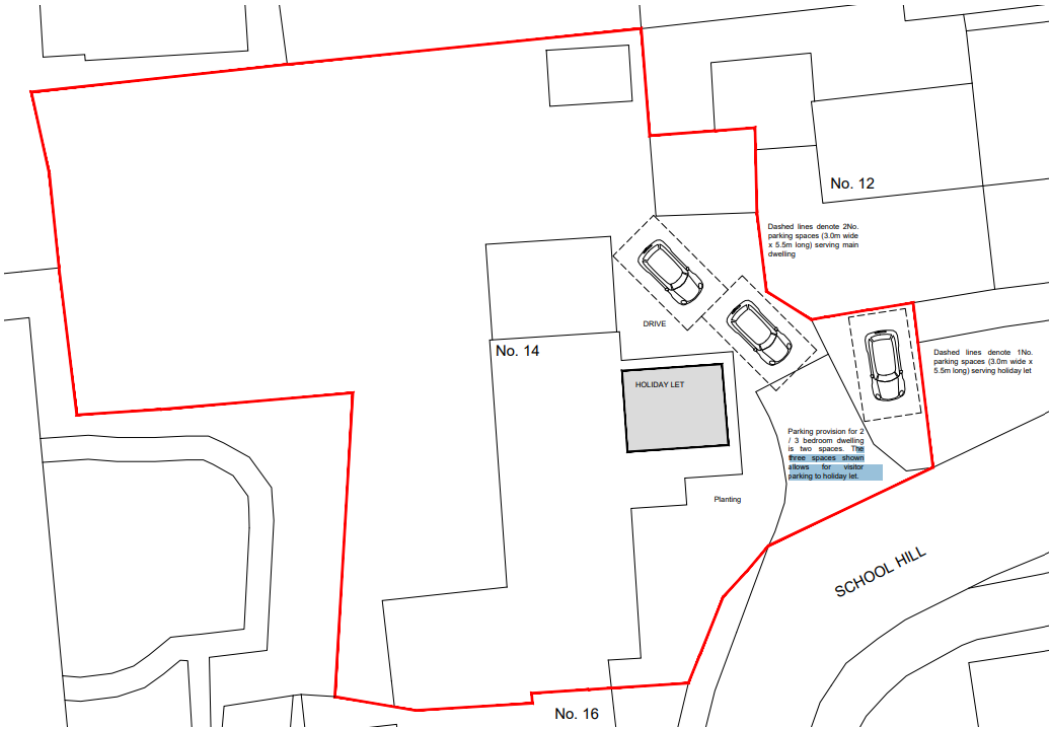
- 6.25 The site itself benefits from a long driveway with a double garage located at the end. As such, it is considered that an adequate parking arrangement can be provided to accompany this development, without significantly increasing the demand for on-street parking within this area of Irchester.
- 6.26 As illustrated by the accompanying block plan, a total of 3.no parking spaces can be provided within the confines of the site. Along the main driveway will be 2.no allocated parking spaces for the use of the Applicants who occupy the main dwelling of No.14 School Hill, with 1.no



Parking space positioned to the east of the site specifically allocated to serve to one-bedroom holiday let unit. The below image and accompanying plan details the extent of proposed arrangement.



**Figure 4 – Illustration of allocated parking space for Holiday Let unit**



**Figure 5 – Extract from accompanying block plan detailing the extent of the proposed parking arrangements**

- 6.27 Therefore, the space available for off-street parking demonstrates that the development would be in full compliance with policy 8 (b) of the North Northamptonshire Joint Core Strategy and the Northamptonshire Parking Standards. As such, and in accordance with Paragraph 111 of the NPPF, this development should not be prevented or refused on highways grounds given that it would not result in an unacceptable impact on highway safety, or the wider road network.
- 6.28 Overall, given the proposed access and parking arrangements, it is reasonable to conclude that the proposed development provides for satisfactory provision in relation to highway safety matters as a result of the number of parking spaces proposed along with the specific allocation of a single off-street parking space to accompany the proposed one-bedroom holiday let. It is therefore considered that the proposed scheme is in full accordance with Policy 8 (b) of the North Northamptonshire Joint Core Strategy as well as Section 9 of the NPPF.

## **7 CONCLUSION**

- 7.1 This statement has been prepared by CC Town Planning, to accompany a full retrospective planning application for the proposed conversion to part of the existing dwelling to form 1.no Holiday Let unit at No.14 School Hill, Irchester, Wellingborough, Northamptonshire, NN29 7AN.
- 7.2 The enclosed application is seeking full planning permission for the conversion of part of the existing dwelling (The Old School House) to create a self-contained one-bedroom holiday let unit. The unit will comprise of a living room, kitchen/diner, shower room and a double bedroom located on the first floor. Any occupant of the holiday let will also benefit from the luxury of an allocated off-streek parking space.
- 7.3 This accompanying Planning Statement has set out that the proposed development would make a positive contribution to creating a prosperous rural economy through the establishment of an additional tourist accommodation unit within the rural village of Irchester. The site is located within the village confines and through this proposed scheme, will continue to directly support local services and amenities, including many local tourist attractions positioned across the North Northamptonshire area. As such, in line with the adopted local planning policy approach, the principle of development has therefore been established accordingly.
- 7.4 The above assessment has also highlighted that the holiday let unit will afford any future occupant with a good level of amenity without significantly impacting upon the amenity of the

existing occupants of neighbouring properties. Security measures will also be implemented to ensure the safety and privacy of all is protected, despite the arrangements of this proposed development.

- 7.5 Furthermore, the development also offers an adequate parking and access arrangement, with the character and appearance of both the old School House, positioned on the application site, and the surrounding areas being protected, despite the development of 1. no one-bedroom holiday let unit.
- 7.6 Therefore, it has been demonstrated that the proposed scheme for 1. no holiday let unit, to be located at No.14 School Hill, Irchester, is in full accordance with the various Development Plan documents set out above as well as national planning policies contained within the NPPF.
- 7.7 As such, for the reasons set out herein, we respectfully request that full planning permission be granted for this submitted application at the earliest opportunity possible.

Appendix A – Internal images of the one-bedroom holiday let unit



