

# Supporting Planning Application Statement

## **APPLICANTS DETAILS**

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## **ISSUED BY**

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## **PROJECT**

No. 135-01

New garage at the rear of property

6, Addington Road, Woodford

## **DATE**

May 2022

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## 1. Introduction

1.1 This application is submitted for full planning permission for a new garage at the rear of 6, Addington Road, Woodford

1.2 This statement is provided to assist North Northamptonshire Council as the Local Planning Authority (LPA) in its determination of this planning application and should be read in conjunction with the plans provided, specifically:

- Planning application forms
- Existing Site & Location Plan
- Proposed Site Plan
- Proposed Floor Plan & Elevations

1.3 This statement will illustrate that the proposed application is an appropriate scheme in terms of planning policy and other relevant material considerations.

## 2. Site and Constraints

2.1 This full planning application relates to a proposed new garage at the rear of 6, Addington Road, Woodford.

2.2 The application site is located the village of Woodford has a range of services and amenities including a Primary school, a café and a public house. The village is also located within close proximity to a number of larger settlements including Thrapston (3 miles north west) and Kettering (9.5 miles east).

2.3 This application specifically relates to the land at the rear of 6 Addington Road.

2.4 The proposed new garage will have a footprint of 84.8m<sup>2</sup> and take 2.85% of the 2967m<sup>2</sup> total site.

### 3. The Proposed Development

3.1 This full planning application relates to a proposed new garage at the rear of 6, Addington Road, Woodford.

3.2 The proposed development is to be built on in a similar position to a previous garage and the design is sympathetic to the main property and the surrounding building. Therefore the proposal will be in keeping with the local design it is not believed that the scheme would adversely impact the setting of the nearby designated heritage assets or Conservation Area.

3.3 The proposed use would not result in much additional vehicle movements into/out of the application site than the existing permitted use. The access to the site is through Manor Farm Business Park and the addition of 3 residence parking spaces will not impact the local highway network nor the amenity for local residents.

#### **Design and Access Statement**

3.4 Use – The proposed use would be for residential parking at the rear of the property, taking pressure of the parking at the front of the property.

3.5 Layout – The new garage is located right at the back of the site. The proposed development is to be built on an existing garage and there for the existing layout of the site will only be slightly modified.

3.6 Appearance – The proposed development is to be built on in a similar position to a previous garage and the design is sympathetic to the main property and the surrounding building.

3.7 Landscaping – The proposed development will have hard landscaping to connect the garage to the current gravel road way and soft landscaping around the garage.

3.8 Access – The proposed development will utilise the existing access onto Addington Road.

## 4. Policy Assessment

4.1 The Development Plan for the area is covered by policies within the following documents;

- National Planning Policy Framework (NPPF)
- North Northamptonshire Joint Core Strategy
- Rural North, Oundle and Thrapston Plan July 2011
- Emerging East Northamptonshire Local Plan Part 2

4.2 In compliance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning applications should be determined in accordance with the policies of the Development Plan unless other material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration.

### **National Planning Policy Framework**

4.3 The updated National Planning Policy Framework (NPPF) was published June 2021. This document superseded the February 2019 version.

4.4 Paragraph 84 considers the need for a prosperous rural economy. This paragraph discusses how development related to the sustainable growth and expansion of all types of business in rural area, both through conversion of existing buildings and well-designed new buildings.

4.5 The approval of this application will allow an established local business to utilise an existing commercial building for their own uses to support its growth.

4.6 Under permitted development an outbuildings can take up no more than 50% of the original land around a property, have an eaves under 2.5 metre and have a dual pitched roof height of less than 4 metres. As the proposal only exceeds the ridge height parameter this is the only consideration that should be taken into account in regard to size and scale.

### **North Northamptonshire Joint Core Strategy**

4.7 The Joint Core Strategy sets out the long-term vision and objectives for the area covered by the entire North Northamptonshire Local Authority area for the period to 2031 including strategic policies for steering and shaping development.

4.8 Policy 8 'North Northamptonshire Place Shaping Principles' discusses how development should protect amenity and not result in unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

4.9 It is our view that the proposed development would not cause any adverse impact the amenity of the nearby residential properties. The proposed use is very similar in terms of potential to impact residential amenity as the existing Permitted use and therefore the development would have no/limited impact on the residential amenity of the area.

### **Rural North, Oundle and Thrapston Plan**

4.10 The Rural North, Oundle and Thrapston Plan was formally adopted in July 2011 covers all of the district north of the A14. A large amount of the policies within this plan were superseded upon the adoption of the North Northamptonshire Joint Core Strategy in 2016 however a number of policies were saved and remain part of the Planning Policy Framework.

4.11 There are no relevant policies to the proposed development within this policy document.

### **Emerging East Northamptonshire Local Plan**

4.12 The draft emerging East Northamptonshire Local Plan was submitted to the Secretary of State in March 2021. The Local Plan is now within the Examination Stage.

4.13 Policy EN1 'Spatial development strategy' discusses how in large freestanding villages such as Woodford development opportunities within the built up area will be supported.

4.14 Policy EN5 'Development on the periphery of settlements with a defined settlement boundary and rural exceptions housing' states that beyond the defined settlement boundaries rural diversification, the re-use or conversion of rural buildings should be supported. The proposed development solely New garage at the rear of property 6, Addington Road, Woodford.

## 5. Conclusion

5.1 There is no reason why this application should not be approved. The proposed scheme seeks to gain full planning consent new garage at the rear 6, Addington Road, Woodford.

5.2 The proposed development is in accordance with NPPF paragraph 84, policy 8 of the North Northamptonshire Joint Core Strategy and policies EN1 and EN5 of the Emerging East Northamptonshire Local Plan. Therefore, this application should be approved without delay.