



James Walker - Optimum Design Services Ltd

Please ask for	Telephone	Our Reference	Your Reference	Date
Ellen Carr Planning Services	01832742020	NE/22/00427/QRY/		03 th March 2023

Dear Sir/Madam

Town and Country Planning Act 1990 (As Amended).

Proposal: First floor side extension.

Site Address: 137 Huntingdon Road, Thrapston, Kettering, NN14 4NG

Thank you for your pre-application enquiry received on 31.03.2022, in respect of the above site and proposal. I write to provide advice regarding your proposal and from the information submitted, I can offer the following advice:

The application site is 137 Huntingdon Road, Thrapston, Kettering, NN14 4NG. The dwelling is located on the Huntingdon Road running through Thrapston. The dwelling is not located within a Conservation Area and is not listed nor adjacent to any listed buildings. There are nearby trees on the neighbouring site that are within close proximity to the works stated within this pre application enquiry.

This application has been submitted to discuss the possibility of extending the host dwelling at 1st floor level above the existing garage. The existing single storey side extension was submitted under application 18/01410/QPD/.

The plans submitted as part of this pre application advice show two design options.

The first scheme is designed to be set back from the front elevation behind the existing chimney breast on the western elevation. This would result in a flat roof area to the front of the garage and a similar roof style to the other two pitches to the front elevation further back. Internally it would create a 6-bed property.

The second scheme is designed to extend the roof ridge of the existing house across and create a dormer window to the front elevation to incorporate the design of the two pitches already in place. Extending towards the rear of the house, there would be a gable and valley style roof design. This design would internally create a 5-bed property with large en-suite, dressing room area to bedroom 1.

The NPPF and the Council's planning policy 8 of the Joint Core Strategy (2016) seeks to protect amenity of neighbouring users. The policy also seeks to ensure residential amenity is not harmed as a result of development; the NPPF within the core principles states that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".

I would recommend that matching materials are used to be sympathetic to the existing house to compliment the design and appearance within the street scene. My preference between the two schemes submitted is the second scheme, however, it still requires some design tweaks. The

design of the existing dwelling is very symmetrical and building a 1st floor extension is going to unbalance the house. It is stated within our Residential Extensions SPD that any 2 storey extensions should be slightly stepped back from the front elevation of the existing house and then stepped down from the existing ridge which could be achieved and would also make the extension an addition to the main house rather than appearing to stretch what's already in place.

In regard to residential amenity, if a planning application were to be submitted, a site visit would take place to understand the screening/boundary treatment currently in place on both neighbouring boundaries to assess the full effect of the proposal in regards to overlooking and loss of privacy. It is noted that the proposed windows on the western elevation would be obscure glazed which would be required if planning permission was applied for.

If planning permission were applied, the Local Highways Authority would be consulted, and I advise that the applicant provides correctly dimensioned plans show the proposed off-street parking spaces on site. However, I have no significant concerns that the driveway cannot meet the Northamptonshire Parking Standards SPD request for 4+ bedrooms requiring 3 spaces and 1 visitor space on site.

During the life of this preliminary enquiry, there have been discussions with the Senior Tree and Landscaping Officer and further arboricultural information was submitted by the applicant. The Tree officer first set of comments stated,

'I've reviewed the Arboricultural report by Ligna, and while the report accurately represents the locations, sizes and conditions of the trees, it does not address the issues of long term relationship between the proposed first floor extension and the trees. At 3.4.1.1 the report states that "none of the trees are considered to possess a significant potential for a negative shading on the proposed extension". At 3.4.2.1 it states that "The layout of the scheme has been designed with consideration of the location and growth of potential of nearby trees. Owing to such, no noteworthy contention between tree canopies and property are anticipated. At 3.4.3.1 it states that "additional unreasonable tree-related nuisances, such as leaf and fruit fall, are not thought to exist beyond what might generally be considered as acceptable limits." This report hasn't explored in details the issues of post development pressure for work to the trees, and the long term sustainability of the potential relationship between the trees and any extension of the first floor into consideration. This is the principal issue of concern. These trees particularly the one closest to the side of 137 Huntingdon Road tower above the property and needles and cones will regularly fall from them, onto the existing property, which may be more noticeable if the living areas of the property are moved closer to the tree. The trees are going to require pruning periodically as they will grow from the reduction pruning points over the existing boundary wall and roof of the property. The sheer size of the trees, towering above the side of 137 Huntingdon Road, the noise they make, the movement in strong winds, the regular needles and cone fall, in combination with the shading, will have an impact on the use and enjoyment of the property, which has been simply dismissed by the report's author. Maybe we could take a look at the layout of the proposed first floor extension to see how it has been designed with consideration of the location and growth of potential of nearby trees? Then provide our opinion on if this can be supported. It's going to be very difficult for me to support an application based on this report.'

After further tree information was submitted by the applicant the tree officer stated,

'I've reviewed the additional comments made in response to my comments on the original Arboricultural report by Ligna, and nothing in the statement changes my view that any further extension of living space closer to the trees on the first floor will only result in the creation of a completely unsatisfactory relationship between the neighbouring Pine trees and the property.'

There is clearly the potential for post development pressure in the future to once again harshly prune or fell these trees, due to the sheer size and proximity to the property, and for this reason I would not be able to support an application on this basis.'

Consultees:

If a planning application is received, I would expect the following to be key consultees whose views on the proposal will be important.

Town/Parish Council
Neighbours
Highways
Senior Tree & Landscaping Officer

Conclusion

Overall, the principle of a proposed extension at first floor level is considered suitable for the site as long as the design is in keeping with the existing dwellinghouse and that there is no significant loss to residential amenity regarding the neighbouring properties. However, there are concerns in regard to the effect on the neighbouring trees which are in close proximity to the proposed area of development and therefore if an application were submitted it is likely that the Senior Tree and Landscaping Officer would object to a future planning application.

Please note that this letter represents your pre-application advice. The Council is not able to enter into detailed discussions regarding this advice, because of the number of queries it receives. The advice, whilst given in good faith, cannot prejudice the decision of the Local Planning Authority in determining any formal application which may be received.

Please note that except where expressly stated, in formulating this pre-application advice the Council has not undertaken any consultations with external bodies or agencies. You are therefore strongly advised to approach any such bodies or agencies yourself to gain as full a picture as possible of any potential issues or constraints that fall outside the remit or expertise of this Council but may arise during the determination of a formal planning application.

If you decide to make a formal application, our website provides further information about how to apply and what to include in your application. Please refer to the following link: https://www.east-northamptonshire.gov.uk/info/200170/planning_permission/1572/apply_for_planning_permission.

Please note that all applications have to comply with both national and local requirements in order to be made valid. I have attached a checklist of the local validation requirements for your particular proposal, however please note that the information provided is for guidance only, based upon the information available to the officer at the time of writing. Further information may be required once the application has been received.

If you are unsure whether your proposal requires an Environmental Statement under the Environmental Impact Assessment Regulations (2017) as amended, please submit a formal screening request to the Council.

Under Paragraph 38 of the National Planning Policy Framework, this council operates a process of 'positive planning'. On that basis, it is our commitment to determine formal applications within the statutory time period wherever possible, to provide certainty to our customers. In order to do that, we will not always enter into discussions during the course of applications, therefore you should ensure that all information likely to be required is submitted at the outset. Our Development Management Charter provides further information about how we process planning applications: <https://www.east-northamptonshire.gov.uk/developmentmanagementcharter>

If you consider your formal application is likely to be particularly complex and as a result is likely to require a longer period for determination than the statutory time period, you are encouraged to discuss with us whether a Planning Performance Agreement (PPA) might be appropriate. Please note that there would be a charge for entering into a PPA with the Council.

I would stress that this letter does not constitute a Certificate of Lawful Development under either Section 191 or 192 of the Town and Country Planning Act 1990 (as amended). If you wish to obtain a formal determination under this legislation, please refer to our website for further guidance on how to apply. A fee is usually payable for such an application.

You should note that Building Regulations are separate from Planning Regulations and any proposal submitted for planning approval may need a separate Building Regulations approval. Building Control Services can be contacted on 01832 742139, if you have any queries in relation to this matter and you should seek their advice prior to commencing any building works.

Before proceeding with a formal application you are advised to check your deeds to see if there are any covenants, private rights of way, or other legal restrictions which would preclude the development being carried out.

I hope the above information is useful.

Yours faithfully

A handwritten signature in black ink, appearing to be 'EC', written in a cursive style.

Ellen Carr
Development Control Officer