

PLANNING JUSTIFICATION STATEMENT
RELATING TO
137 HUNTINGDON ROAD, THRAPSTON,
NORTHAMPTONSHIRE NN14 4NG
ON BEHALF OF
MR A BINNS

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Dated: December 2023



1. Introduction

This Statement is prepared in support of the submission of a Householder Planning Application for Mr A Binns, in respect of a proposed first floor extension above an existing side garage and rear flat roof extension at 137 Huntingdon Road, Thrapston. This submission is made following a pre-application enquiry NE/22/00427/QRY/ and addresses the issues outlined therein by providing a supporting Planning Justification and Design and Access statement.

2. 137 Huntingdon Road

137 Huntingdon Road is a substantial residential property located on one of the main approach roads into Thrapston. The existing dwelling was built as a replacement dwelling in around 2008 and is constructed in red brick with stone detailing under a tiled roof. The main part of the property has a two pitch, two storey profile, although it has been later extended with a single storey garage to side and extension to rear. The property has a cellar beneath. Access to the property is from Huntingdon Road and there is an extensive driveway and parking to the front. To the side of the property within the grounds of 135 Huntingdon Road are 3 Austrian Pines which were subject to temporary Tree Preservation Orders (TPO 308)

3. Planning History

The existing property was consented in 2007 (07/00360/FUL) as a replacement dwelling for a bungalow which previously occupied the site and was demolished as a consequence of structural issues. The property has been later extended under Permitted Development rules (18/01410/QPD) and a further permission has been granted for an outbuilding to house a swimming pool (NE/21/01194/FUL). This proposal follows an earlier pre-application enquiry (NE/22/00427/QRY), the response to which is attached as part of this submission. 137 Huntingdon Road is not a Listed Building nor is it within a Conservation Area. Although not on the property, neighbouring trees are considered as part of this application.

4. Development Proposals

The proposal involves the provision of additional accommodation at first floor level above the side garage and also at the rear above part of the existing single storey rear extension. The proposals are illustrated on the plans which accompany this application. The accommodation to be provided will include additional bedrooms and bathrooms. The additional first floor building will be built in materials to match the existing building and will be set at a slightly lower height to the main building so that it can be clearly read as a subservient extension to the main structure.

5. Planning Policy

The importance of high quality design is embedded throughout planning policy including the National Planning Policy Framework (NPPF) which was updated in July 2021 and relevant Development Plan policy. Policy 8 of the adopted Joint Core Strategy (2016) in particular states that development should protect *amenity by not resulting in an 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*. The NPPF also highlights the need to make efficient use of space and at paragraph 120 states that planning policies and decisions should *support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring*

properties and the overall street scene, is well designed (including complying with any local design policies and standards) and can maintain safe access and egress for occupiers.

6. Planning Justification

The proposal follows and responds to the pre-application response received from the council on 3rd March 2023 and which is included as part of this planning submission. The pre-application enquiry presented two development options with the preferred option being a scheme which extended the roof line across incorporating a dormer window to the front elevation with the rear treatment of the extension incorporating a gable and valley roof design. This scheme has been amended to address the specific points raised in the response with the main change being a reduction in the height of the extension so that it appears additional and subservient to the main structure in line with the council's design guidance on residential extensions.

The pre-application response concluded that the principle of a first floor extension over the existing ground floor space was acceptable and this proposal follows the preferred design approach with improvements to address specific points raised. In order to protect the amenity of the neighbouring property, windows in the western elevation will be obscure glazed as per the advice. The scheme is submitted with further information to address LHA parking standards.

The pre-application response acknowledges concerns regarding the trees on the adjoining property which were subject to a temporary TPO. This application is submitted with an Arboricultural Impact Statement and an additional Arboricultural Statement addressing comments expressed by the council's tree officer. It appears to be accepted that the development will not adversely impact on the trees in terms of the construction work, as the development involves no excavation or ground level development and is merely an upward extension onto an existing built footprint. It appears that that concerns of the Tree Officer relate in the main to the impact that the trees may have on the occupation of the existing dwelling and whether this will bring pressure to bear which might result in the need to carry out works to the trees in the future. This is addressed in the additional arboricultural statement which is included a part of the submission and which highlights that in terms of shading and impact from falling tree debris, the effect on habitation will be no greater than that which exists at present. Whilst a material consideration to the determination of this application, there is no overriding impact that would outweigh the ability of this householder to extend their property in the manner that they wish, making best use of the available space, through an upwards extension of the property.

7. Conclusion

The proposal involves householder development consisting of a first floor extension on top of existing ground floor accommodation to provide additional bedroom and bathroom space. The submitted scheme follows the preferred approach outlined in a pre-application response received in March of this year with adaptations to address design comments. These include a slight stepping in the roof line to provide legibility to the appearance that this is an extension, which is subservient to the main structure. Through submission of suitable arboricultural reports we believe that we have addressed concerns regarding trees on the neighbouring property. The proposal is in all other respects consistent with a form of householder extension which is generally encouraged.