



Appeal Decision

Site visit made on 7 June 2022

by John Gunn DipTP, DipDBE, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5 July 2022

Appeal Ref: APP/M2840/D/22/3292486

49 Greening Road, Rothwell NN14 6JB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Gurdeep Singh Bhamra against the decision of North Northamptonshire Council.
 - The application Ref NK/2021/0507, dated 15 June 2021, was refused by notice dated 19 November 2021.
 - The development proposed is described as 'Conversion of existing loft space to a habitable bedroom. Change of roof from hip to gable on both side of the detached house, with opaque glass windows. 3No. new velux windows to the front elevation and 2No. velux windows to the rear elevation. Construction of new stair to the proposed second floor level'.
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Decision

1. The appeal is allowed, and planning permission is granted for Conversion of existing loft space to a habitable bedroom. Change of roof from hip to gable on both side of the detached house, with opaque glass windows. 3No. new velux windows to the front elevation and 2No. velux windows to the rear elevation. Construction of new stair to the proposed second floor level at 49 Greening Road, Rothwell NN14 6JB in accordance with the terms of the application, Ref NK/2021/0507, dated 15 June 2021, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site location Plan, Block Plan and Drawing Number 221008-P-0001 Revision R05.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 4) The development hereby permitted shall not be first occupied until the windows on both side elevations of the roof extension have been fitted with non-opening obscured glazing and retained as such thereafter.

Preliminary Matter

2. The description of development in the heading above has been taken from the planning application form. However, in Part E of the appeal form it is stated that the description of development has not changed but, nevertheless, a different wording has been entered. Neither of the main parties has provided

written confirmation that a revised description of development has been agreed. Accordingly, I have used the one given on the original application.

Main Issues

3. The main issues are the effect of the proposal on:
- i) the character and appearance of the host property; and
 - ii) the living conditions of the occupiers of neighbouring properties, with particular regard to outlook and sunlight/daylight.

Reasons

Character and Appearance

4. The appeal site is located within an established residential area characterised by a mix of detached and semi-detached houses, and bungalows. The dwellings in the locality have a wide range of designs and have evolved over a period of time resulting in a varied pattern of buildings in terms of location, scale, and design. They utilise a varied palette of materials.
5. The appeal property comprises a detached house, set back a modest distance from Greening Road. The proposed development would change its roof design from a hip to a gable and introduce a number of roof lights. Whilst there have been a number of additions to the property since it was originally built, the change in the roof design would not, in itself, result in a significant increase in the size, mass or bulk of the host property. Moreover, the resultant development would be comparable with other properties within the street in terms of scale and mass. Consequently, the appeal proposal would not represent overdevelopment of the property.
6. The proposed development would complement the character and appearance of the host property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031 (CS). This policy requires, amongst other matters, that development should respond to the site's immediate and wider context and create buildings which draw on the best of local character.

Living Conditions

7. The side elevations of the host property would extend to a greater height, than the current hipped roof. That said, any view of the roof alterations from within Nos 31 and 53, would be restricted due to the position of their windows, the angle of view and the location of the proposed roof extension. Views of the altered roof from the rear gardens of Nos 31 and 53 would be at a distance and obstructed by the existing roof. Moreover, the highest part of the roof would be no higher than the existing roof. As a result, any impact on outlook from those locations would be very limited. Consequently, the proposed development would not have an overbearing impact on the occupiers of neighbouring properties.
8. I have no evidence before me to indicate what effect the proposed development would have on sunlight or daylight relative to the neighbouring properties. That said, given the orientation of the respective properties, the impact the host property currently has, and the modest scale of roof extensions proposed, any additional impact on sunlight and daylight would be very limited.

9. The proposed development would provide 2 windows in the new gable elevations. The appellant would accept a condition requiring these windows to be obscure glazed. In the event that I was to allow the appeal I would support the inclusion of such a condition to limit any potential overlooking of neighbouring gardens.
10. Accordingly, the proposed development would not have an adverse impact on the living conditions of occupiers of neighbouring properties, with particular regard to outlook and sunlight/daylight. Consequently, it would accord with Policy 8 of the CS which, amongst other matters, seeks to protect the amenity of neighbouring properties.

Other Matter

11. I note the representations made by neighbouring residents relating to the existing 'bungalow' within the rear garden of the appeal site. This is not however a matter before me in the consideration of this appeal.

Conditions

12. To ensure that the development is undertaken as approved, conditions referring to the approved plans and a requirement for matching materials, are necessary. As is the standard time condition. A condition requiring the proposed side windows to be obscurely glazed, and retained thereafter, is necessary to prevent overlooking.

Conclusion

13. There are no other relevant material considerations worthy of sufficient weight that indicate the application should be determined other than in accordance with the development plan as a whole. For the reasons given above, I therefore conclude that the appeal should be allowed subject to the conditions set out above.

John Gunn

INSPECTOR