

# **Applicant Response to comments raised for Planning Application NE/21/00001/FUL**

**Date: 02/03/2021**

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This document is our (our being the applicant and residents of 53 Fair Oaks Drive, Raunds, NN9 6HJ) response to the comments raised against the planning application. Comments have been raised by Raunds Town Council and Northamptonshire Highways and Infrastructure.

## **1. Applicant Response to Highways and Infrastructure:**

### ***Head Of Transport, Highways And Infrastructure***

***Comment Date: Wed 20 Jan 2021***

*Thank you for sending us the application plans on the above proposal as the Local Highway Authority (LHA)*

*and I would like to confirm the following observations:*

*This application represents an intensification of bedrooms increasing the number from 3 to 4*

*bedrooms, should you be minded to grant this application permission please consider the*

*following comments that will ensure that this proposal will meet our requirements contained*

*within the LHA Standing advice (Dated June 2016) and the Northamptonshire Parking*

*Standards (Dated September 2016).*

*o Off road parking is required to ensure that the application can comply with the LHA*

*standards, the applicant is required to demonstrate a dropped kerb which is seated a*

*minimum of 10m away from a junction, If the proposed access will also be used as the*

*sole means of pedestrian access, its minimum width should be increased to 3.3m.*

*This would comply with "Lifetime Homes" requirements that seek to ensure that parking spaces are capable of being widened to a minimum of 3.3m.*

*o The applicant is required to demonstrate 3 off road parking spaces to comply with the*

*Northamptonshire Parking Standards, the proposed parking spaces must measure 5.5m (L) x 3m (W).*

*o The applicant also needs to demonstrate the pedestrian visibility at the access, this*

*should measure 2m x 2m and be contained within land under control of the applicant.*

*The application site is not affected by a Public Right of Way*

We note the comments received by the Highways and Infrastructure. The existing property currently has two off-road parking spaces; a garage and the driveway leading to the garage. There are currently two pedestrian access points, one shared with the existing driveway and another pedestrian gate further down the Fair Oaks Drive side of the property boundary. These arrangements are not effected by the proposal and will be retained. The number of vehicles in the household is two and there is not intention to increase this number. Furthermore, there is local on-street parking available throughout the day and is not near capacity.

Notwithstanding the above, we would be prepared to include an extra off-road parking space adjacent to the existing driveway on the property plot should that need to be a condition for planning permission to be granted. This would be in accordance with the Northamptonshire Parking Standards.

With regard to pedestrian visibility, either side of the existing drive (which is not subject to this proposal), there is 2m x 2m visibility afforded to pedestrians. This is not obstructed by any fence or wall (i.e. permanent feature).

## **2. Applicant Response to Raunds Town Council:**

### ***Parish/Town Council/Meeting***

***Comment Date: Fri 05 Feb 2021***

*Resolved that Raunds Town Council object to this application.*

*The scale, siting, and design of the development has a negative impact on the street scene. It contravenes Policy R2 of the Neighbourhood Plan 2017 and Policy 3 (a) and 8 (d) i and ii of the North Northamptonshire Joint Core Strategy 2016.*

*Raunds Town Council support all concerns and comments raised by Highways that need to be addressed. Existing parking is not evident and the proposals do not demonstrate three off road parking spaces required to comply with the Northamptonshire Parking Standards guidelines.*

We have reviewed the Raunds Town Council comments and do not agree with their conclusion. We provide the following response to address the concerns they have raised. This is based on reviewing the relevant policies from the Raunds Neighbourhood Plan and North Northamptonshire joint strategy. The shared comment regarding parking is dealt with separately in the response to Highways and Infrastructure above.

### **Raunds Neighbourhood Plan 2017 Policy R2**

Point (a) and (b) of Policy R2 concern the architectural design and preservation vis-à-vis the local area.

To contextualise our response, the local area is largely made up of 1970s built detached and semi-detached housing, as well as bungalows constructed during the same era. The style of the area is facing brickwork, pitched tile roofing and predominantly white uPVC window frames. Recently large

distribution centres have received planning permission and have been constructed in the local area which have resulted in visual pollution both at ground and 1<sup>st</sup> floor window level. This especially noticeable when looking down York Way and towards London Road (see photos attached). Unlike the distribution centres, the proposed extension will be built using materials which match the existing property and other neighbouring properties (in terms of roof and window design, and facing brickwork). The layout and the siting of the proposed extension also maintains plenty of space and distance from the boundary edge. There is no increase in height of the property and the orientation of the proposed extension does not extend towards either of the next door neighbours. External landscaping is in keep with existing arrangements. The extension is typical and consistent with other similar extensions for properties in the immediate surrounding area, in terms of scale, siting and design (see photos attached). Therefore, it is considered that the proposal is consistent with Policy R2 (a) & (b), and does not have a negative impact as concluded by the Town Council.

Examples of similar extensions in the local area are included in the appendix as well as an image showing the views towards the distribution centres from the Fair Oaks Drive.

Furthermore, for your consideration, I have provided commentary against the remaining points covered under Policy R2.

Policy R2 (c) concerns the impact of any proposal of residential amenity for existing and future residents. The proposal as described does not impact on existing access to the main road or existing footpaths, therefore, it is considered the proposal has no impact in this regard.

Policy R2 (d): The proposal does not cause contamination, land instability or ground water pollution.

Policy R2 (e): This policy is not relevant as it concerns non-residential buildings. The proposal concerns a residential property.

Policy R2 (f): The proposed extension will be constructed using standard construction processes and materials in line with other similar extensions in the local area.

Policy R2 (h): The proposed extension minimises the opportunity for crime as the external boundary is unaffected.

Policy R2 (j): The proposed extension will be constructed with materials which match the existing property and is of a nature both in terms of style and size as other extensions constructed in the local area. Therefore, it is considered the proposal ensures the property remains integrated with the existing town.

Policy R2 (k): This point is not considered relevant as the proposal is not located at the edge of town adjacent to the countryside.

Policy R2 (l): The proposal does not intend to affect the existing lighting arrangements, nor does it affect the existing street light arrangements.

Furthermore, Raunds Town Council previously expressed no objection to a previous proposal submitted for this property, which in terms of size and scale was larger than this proposal. Therefore, it is unclear why the Town Council's position is negative when this proposal is a smaller.

### **North Northamptonshire Joint Core Strategy Policy 3a)**

This policy point concerns the character and qualities of the local landscape. The proposal does not alter the local landscape as it does not affect any existing vegetation or biodiversity. The proposed

extension will be constructed on existing exposed ground earth. Once complete the rest of the property will be landscaped consistent with the existing garden.

**North Northamptonshire Joint Core Strategy Policy 8d)**

This policy concerns the creation of distinctive local character. The proposal is in line with the local character as it will be constructed out of matching materials and will be consistent with other properties in the local area. This is extensively explained in the response to Policy R2(a) and (b) of the Raunds Neighbourhood Plan above.

**3. Appended Photos**



Image 1  
Similar extension on Fair Oaks Drive  
opposite proposal property



Image 2  
Similar extension on Webb Drive  
nearby to proposal property