

BOROUGH OF KETTERING

Committee	Full Planning Committee - 25/08/2015	Item No: 5.7
Report Originator	Alison Riches Development Officer	Application No: KET/2015/0541
Wards Affected	Welland	
Location	9 Desborough Road, Rushton	
Proposal	Full Application: Single storey front and rear extensions and alterations to ground floor window to front	
Applicant	Mrs A Bee	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.

REASON: In the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

3. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the northwest elevation or roof plane of the building.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

4. Prior to first use of the development hereby approved, details of screening treatment for the northwest site boundary for the extent of the decking area are to be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details. The screening shall thereafter be permanently retained.

REASON: In the interests of the privacy of the occupiers of adjacent property at No.10 Desborough Road, in the interests of amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2015/0541

This application is reported for Committee decision because there are unresolved material objections to the proposal.

3.0 Information

Relevant Planning History

None.

Site Description

Officer's site inspection was carried out on 21/07/2015 and 10/08/2015.

The application site is located to the northwest edge of Rushton Village in a row of two and single storey properties build in the early 1970s.

The dwellinghouse on site is at the southeast end of terrace of four two-storey buff brick dwellinghouses with terracotta concrete roof tiles. All windows and doors have been replaced with white PVCu.

The dwellinghouse is located in the centre of a reasonably large plot of land. There is a large front garden enclosed on all sides by wooden panel fencing which varies in height from 1 metre at the front and side boundary with No.8 Desborough Road to the southeast, to 1.5 metres along the side boundary with the adjoining neighbour at No.10 Desborough Road. The front garden has a tarmac access leading to a gravelled driveway, lawned area and small patio in front of the front door. There are wooden gates at the side of the house leading to the back garden which includes a single detached garage.

The rear garden slopes downwards away from the rear elevation and there is a single storey flat roofed extension attached to the rear elevation which forms part of the side boundary with the adjoining neighbour at No.10 Desborough Road, with a raised platform in front of it. The raised platform has steps leading down to the rear garden.

The rear boundary treatment consists of a 1.8 metre high wooden panel fence and the garage along the side (southeast) boundary with No.8 Desborough Road, low hedging and planting to the rear (northeast) boundary which has open fields behind it. To the side (northwest) adjacent to the adjoining property at No.10 Desborough Road, the boundary consists of the existing brick built extension at the application site and a 1.5 metre high wooden panel fence, in front of which there is a piece of trellising where the decking area is and then high level planting for the extent of the boundary. The trellis and hedging are in excess of 2 metres high at the boundary edge.

Surrounding properties form part of the same development which comprises pairs of semi-detached single and two-storey dwellinghouses and terraces of four two-storey dwellinghouses. Many of the two-storey dwellinghouses have been altered and extended.

Proposed Development

The proposal is for the following:

- The construction of front porch with a mono-pitched roof and a bay window to the front elevation.
- Single storey rear extension and terraced area with steps leading down to the garden.

Any Constraints Affecting The Site

Within the Nene Valley Nature Improvement Area (NIA) Boundary

4.0 Consultation and Customer Impact

Rushton Parish Council

- Objection.
- Acknowledge there is already an extension to the rear of No.9; the proposed new extension is substantially larger.
- Increases the depth of the original property by circa 45% and with the pitched roof is considerably higher than the existing extension.
- The land falls away sharply to the rear of the property so this will further exacerbate the dominant aspect from the rear of No.10.
- Although no representations from the neighbours, we question whether the proposed extension is an over development of the site and whether it will be unduly oppressive to the immediately adjacent property.

Neighbours

- No comments received.

5.0 Planning Policy

National Planning Policy Framework

Policy 6. Delivering a wide choice of high quality homes

Policy 7. Requiring good design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1. Strengthening the Network of Settlements

Policy 9. Distribution & Location of Development

Policy 10. Distribution of Housing

Policy 13. General Sustainable Development Principles

Local Plan

RA3. Rural Area: Restricted Infill Villages

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. The Principle of Development
2. Character and Appearance
3. Residential Amenity
4. Parking and Highway Safety
5. Nene Valley Nature Improvement Area (NIA) Boundary

1. The Principle of Development

The application site is within the village boundary of the restricted infill village of Rushton, as defined by policy RA3 of the Local Plan for Kettering Borough, in an established residential area where policy RA3 is supportive of proposals for residential development in principle.

Paragraph 49 of the National Planning Policy Framework states that applications for housing should be considered in the context of the presumption in favour of sustainable development.

Policies 1, 9 and 10 of the North Northamptonshire Core Spatial Strategy direct development to existing urban areas and indicate that Rushton as part of Kettering Rural is a tertiary focal point for limited development, such as extensions, after the growth town of Kettering and the smaller towns of Burton Latimer, Desborough and Rothwell.

Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and the highway network.

The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

2. Character and Appearance

Policy 13(h) of the North Northamptonshire Core Spatial Strategy requires new development to reflect, respect and enhance the character of its surroundings.

The existing dwellinghouse is a gable roofed property reflective of the general architectural style of the 1960s and 1970s. The fenestration is horizontal in its emphasis and there is no detailing except for a flat concrete canopy over the front door.

The proposed front porch and bay window will be visible in the public realm in Desborough Road and will bring detail to the front elevation. Other dwellinghouses in Desborough Road have had porches of varying styles added to their front elevations. The proposed porch has a mono-pitched roof and is proportionate to the existing dwellinghouse and as such, provided the materials used match those on the existing building, it is considered that the proposed porch will not adversely impact on the character and appearance of the existing dwellinghouse, surrounding development or the wider street

scene.

With respect to the bay window, there is an example of a bay window added to the front elevation at No.3 Desborough Road and as such, it is considered that the proposed bay window is of a scale small enough not to significantly adversely impact on the character and appearance of the existing dwellinghouse, surrounding development or the wider street scene.

The proposed rear extension will not be visible in the public realm but has been designed to reflect the proportions of the existing dwellinghouse.

Subject to conditions requiring materials to match those on the existing dwellinghouse, the proposal will accord with policy 13(h) of the North Northamptonshire Core Spatial Strategy in that it respects the character of its surroundings.

3. Residential Amenity

Policy 13(l) of the North Northamptonshire Core Spatial Strategy requires new development not to result in an unacceptable impact on the amenities of neighbouring properties.

The proposed porch and bay window are on the front elevation of the dwellinghouse and will not lead to any impact on the amenities of surrounding neighbours.

With respect to the proposed rear extension, due to the separation distance between the application site and the adjacent neighbour to the southeast at No.8 Desborough Road, it is considered there will be no adverse impact in terms of a loss of amenity to this neighbour. Any adverse amenity impacts are more likely to affect the adjoining neighbour to the northwest at No.10 Desborough Road, due to the fact that the proposed extension abuts the boundary with this property.

Although no comments have been received from surrounding neighbours, Rushton Parish Council consider that the proposed extension is substantially larger and the roof considerably higher than the existing rear extension at the application site, and due to the sharply sloping rear gardens, that it will have a dominant and unduly oppressive impact on the neighbours at No.10 Desborough Road. They also question whether the proposal is over development.

In view of the issues raised by the Parish Council, a site visit was carried out at the adjoining neighbouring property, No.10 Desborough Road to assess the impacts.

The current boundary treatment between the application site and the adjoining neighbour at No.10 Desborough Road is made up of the existing single storey rear extension and a low wooden fence which has 2 metre high trellising adjacent to the existing extension and then hedging and planting in excess of 2.5 metres in height for the remainder of the boundary.

The proposed rear extension has been designed to lessen the impact on the adjoining neighbours at No.10 Desborough Road. The roof remains flat immediately adjacent to the boundary with No.10 and the wall height is 20 centimetres higher than the current flat roofed extension. 1 metre in from the boundary with No.10 Desborough Road, the roof changes from flat to hipped with a shallow pitch, and although the ground level slopes downwards away from the rear elevation of both properties, the floor level of both the existing and proposed extensions remains the same, meaning the actual increase in height at the boundary edge is 20 centimetres.

With respect to the length of the proposal, this is 1.8 metres longer than the existing extension, with an overall increase in length, including the decking, of 1.1 metres. The impact of the increase in length is lessened as the northwest boundary is not straight but slopes in towards the application site and away from the neighbours at No.10 at the end of the current extension. To prevent any issues of overlooking or loss of privacy, a condition is to be added requiring boundary treatment from the rear elevation of the proposed extension for the length of the decking immediately adjacent to the boundary with No.10.

As such, it is therefore considered that that the small change in height and length adjacent to the boundary when assessed against the treatment of the roof and the existing boundary treatment, means that there is no loss of privacy or overbearing impact over and above that which is already experienced by the neighbouring occupiers.

Due to the orientation of the existing dwellinghouse and the path of the sun in relation to the adjoining neighbour at No.10 which is to the northwest of the application site, the shallow pitched roof of the proposal and the existing high level boundary treatment means that there will be no more loss of sunlight than is already experienced as the sun passes behind the flank wall of the existing dwellinghouse.

As such, subject to conditions requiring no further openings to be made in the northwest elevation and for the submission of boundary treatment, of the proposal, the proposal complies with policy 13(l) of the North Northamptonshire Core Spatial Strategy in that it will not result in an unacceptable impact on the amenities of neighbouring properties.

4. Parking and Highway Safety

Policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy requires new development to have a satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards, and not to have an adverse impact on the highway network nor prejudice highway safety.

The application site has a large front garden and driveway area and the proposed extensions will not lead to a change to the current parking arrangements at the site.

5. Nene Valley Nature Improvement Area (NIA) Boundary

The application site is within the NIA boundary, however, as the application site is in an established residential area and the proposed extensions take up a small proportion of the front and rear gardens, it is considered the small scale of the development proposed will not have any adverse impact on existing wildlife or the improvement of the Nene Valley.

Conclusion

Subject to conditions requiring materials to match and no further openings on the northwest elevation of the proposed rear extension, the proposals comply with policies in the Development Plan and are recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Alison Riches, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: