

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 29/10/2013</b>	<b>Item No: 5.3</b>
<b>Report Originator</b>	<b>Alan Davies Development Officer</b>	<b>Application No: KET/2013/0523</b>
<b>Wards Affected</b>	<b>Slade</b>	
<b>Location</b>	<b>4 Meacham Close, Broughton</b>	
<b>Proposal</b>	<b>Full Application: Two storey and single storey rear extension</b>	
<b>Applicant</b>	<b>Mr M Hicks</b>	

### **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) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A, B or C shall be made in the side elevations or roof plane of the extension hereby approved.

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.

## **Officers Report for KET/2013/0523**

### **3.0 Information**

#### **Relevant Planning History**

KET/2012/0275 – Two storey rear extension. Approved 01/06/2012.

KET/1983/0613 – Residential development together with associated roads and sewers. Approved 16/01/1984.

#### **Site Description**

Officer's site inspection was carried out on 23/08/2013.

The site comprises a two storey detached dwelling within a modern cul-de-sac. Further residential properties of a similar character and appearance surround the site. The nearest neighbouring property to the application site is no. 5, which is a large detached dwelling to the northeast. There is a gap of 2 metres in between the two dwellings and in between each side gable wall there is a boundary fence which provides a 1 metre wide access route to the rear garden of each dwelling. The land levels at site are relatively consistent both within and immediately surrounding the site.

#### **Proposed Development**

Two storey rear extension. The first floor element will project 2.8 metres from the existing rear elevation and the ground floor element will project 5 metres. The roof will be hipped and the north west (rear) elevation will have a window at ground floor and one at first floor. A set of patio doors will be installed on the southwest elevation of the extension. No fenestration is proposed for the northeast elevation. This extension will be approximately 4.4 metres wide and will extend across the left side of the rear elevation.

#### **Any Constraints Affecting the Site**

None

### **4.0 Consultation and Customer Impact**

#### **Parish Council**

No objections.

#### **Neighbours**

One objection has been received from a neighbour relating to loss of light.

### **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 13. General Sustainable Development Principles

#### **6.0 Financial/Resource Implications**

None

#### **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle of development
2. Residential amenity
3. Design, character and appearance

##### **1. Principle of development**

Sections 6 and 7 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy are supportive of householder development subject to the satisfaction of a number of sustainable development criteria. This includes ensuring that the proposal is well designed and that it does not have a detrimental impact upon the amenity of neighbouring residents. The following two sections of this report discuss this in further detail. However, the principle of this proposal is firmly established by an extant planning permission (KET/2012/0275) granted in June 2012. A two storey rear extension the full width of the rear elevation has permission until June 2015.

This latest proposal varies from the extant permission in that it no longer expands the full width of the rear elevation, but instead will be located on the left side and will measure approximately 4.4 metres. This latest proposal will therefore add significantly less floor space. However, the ground floor element of the extension will project 5 metres, rather than the approved 4 metres, from the existing rear elevation. Again, the impact of this alteration upon the neighbouring residents is fully assessed in the subsequent sections of this report.

##### **2. Residential amenity**

The two storey extension will not extend the full width of the rear elevation as approved by KET/2012/0275. However, this alteration will have no impact upon any of the neighbouring residents and, in particular, the occupants of no. 5. The first floor element will project 2.8 metres from the existing rear elevation – which is the same distance as approved under KET/2012/0275. It will have a hipped roof in common with the previous permission granted, but with a slightly steeper pitch. The ridge height of the highest part of the extension will be 6 metres

from the ground, thus subordinate to the main ridge of the application property. At ground floor the extension will project 5 metres from the original rear elevation, an increase of 1 metre. It is therefore this additional metre of the ground floor extension that represents a material increase of what has already been approved.

An objection to the proposal has been received based on the potential for loss of light for the residents of no. 5 Meacham Close. As the application property is to the southwest of no. 5, the additional 1 metre of the extension will have a maximum height of 3 metres and the ground floor roof of the extension has a maximum height of 3.5 metres. Coupled with the separation distance from the boundary of 1 metre, it is considered that this latest proposal will not result in sufficient loss of light for the occupants of no. 5 to warrant refusal of the application. In addition, no. 5 is set back within its plot and incorporates its own single storey rear extension. This has no windows on its southwest (side) elevation. The single storey element of the proposal will largely be screened by the existing 2 metre high boundary fence and therefore it is considered that the proposal will have negligible impact upon neighbouring amenity. In order to ensure this continues to be the case permitted development rights should be removed from the northeast elevation of the proposed extension to prevent future installation of windows that may have the potential for overlooking. Provided this is the case the proposal will accord with Policy 13 of the North Northamptonshire Core Spatial Strategy in respect of amenity.

### 3. Design, character and appearance

The proposed addition will appear proportionate to the principal dwelling and its shallow hipped roof design helps to minimise its visual impact not only on the main dwelling, but the wider area. The proposed materials and fenestration will match that of the existing property and the development would therefore achieve an appropriate visual appearance within its setting. It is therefore considered to accord with the design-related Sections of the National Planning Policy Framework.

### Conclusion

The proposed development accords with both national and local planning policy and there are no material planning matters that indicate against the scheme; planning permission should therefore be granted.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

Alan Davies, Development Officer on 01536 534316

#### **Previous Reports/Minutes**

Ref:

Date: