

BOROUGH OF KETTERING

Committee	Full Planning Committee - 29/10/2013	Item No: 5.6
Report Originator	Rebecca Collins Senior Development Officer	Application No: KET/2013/0575
Wards Affected	Burton Latimer	
Location	8 Bridle Road, Burton Latimer	
Proposal	Outline Application: Demolition of bungalow and garage. 4 no. dwellings including access	
Applicant	Mr & Mrs V Cucci	

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 REFUSED for the following reason(s):-

1. The proposal would have an adverse impact upon the visual amenity and character of the locality through the breaking of frontage development and interrupting the pattern of development in this locality in an unsympathetic fashion, setting an undesirable precedent and as such would be contrary to Policy 7 of the NPPF and Policy 13(h) of the CSS.

Officers Report for KET/2013/0575

A ward member has asked for it to be considered.

3.0 Information

Relevant Planning History

KET/2010/0514 - Single storey rear extension and provision of off road parking (APPROVED)

KET/2012/0678 – Outline application - demolition of bungalow and garage and erection of 4 no. dwellings including access (REFUSED)

Site Description

Officer's site inspection was carried out on 13/09/2013.

The application site consists of a single storey, pebble dash rendered property with white upvc windows and doors. The existing access which is into the site is off Bridle Road, and slopes down into the application site leading to a single storey garage. There is an existing single storey rear extension to the rear of the property.

The existing property has a significant rear plot, immediately behind the existing property is a small well kept area of domestic garden with a hedge separating this from a much larger plot to the rear roughly measuring 35m x 65m. The proposal includes the demolition of the existing bungalow which is an additional area of roughly 40m x 13m approximately.

Behind the domestic part of the existing garden there is an area of garden buildings, sheds, greenhouses etc. The land to the north of this is largely unkempt, covered with fruit trees. The land to the rear, to the west has fewer fruit trees and is in a better state than the land to the north however, still largely unmanaged.

There is a 1.8m close boarded fence to the southern boundary of the application site. Leylandii planting to the northern boundary. A 1.8m close boarded fence to the rear boundary (western) with two-storey dwellings behind.

The properties either side of the application site, numbers 6 and 10 are single storey properties, to the rear of no.10 is a large single storey rear extension and number 10 is set significantly back from the highway, breaking the building line from all other properties with a garage to the front of the property.

Proposed Development

The proposal is for outline planning permission for four no. dwellings with all matters reserved apart from access and scale.

Any Constraints Affecting the Site

4.0 Consultation and Customer Impact

Parish/Town Council

Burton Latimer Town Council object to the proposal on the grounds:

- No Transport Assessment was submitted and the entrance to Bridle Road is inadequate to take additional traffic
- Visibility splays are inadequate
- This is not a designated development site within the Town boundary
- Overdevelopment
- This is a designated school bus route with 49 & 50 services to Rushden and Bedford and a safe route to school
- Concerns with regards to neighbouring properties foundations

Highway Authority

The development appears to comply with the usual requirements and therefore provided it complies with other standing advice with regards to conditions or reserved matters then the Highways Authority raise no objections.

Environmental Health

No objection subject to a contaminated land condition.

Police

No objection subject to consideration of:

- All windows on the ground floor should meet BS7950 or PAS 24 2012 standard
- All external doors should conform to PAS23/24 2007
- Internal fence panels should be 1.8 metres high
- The development should accord to principles of secured by design.

Neighbours

Four neighbouring properties, numbers 2, 7 and 13 Bridle Road and 23 Sandpiper Close, have objected to the proposal on the grounds:

- Loss of amenity and privacy
- Additional noise and disturbance
- Poor design, missing a pedestrian footpath to the development
- Impact on trees and local wildlife
- Increase volume of traffic in Bridle Road impacting the safety of occupants resulting from cars parking in the street and poor visibility
- This will set a precedent for future backland development
- The visibility splays have been incorrectly drawn

- Insufficient parking within the development

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 7 – Delivering housing

Policy 10 – Distribution of housing

Policy 13 – General sustainable development principles

Policy 14 – Energy efficiency and sustainable construction

Local Plan

Policy 35

SPGs

Sustainable Design SPD

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle
2. Character
3. Amenity
4. Access
5. Other issues

1. Principle

The application site lies within the designated town boundary of Burton Latimer, where development is considered appropriate, in accordance with policy 35 of the Local Plan for Kettering Borough and policies 1 and 10 of the North Northamptonshire Core Spatial Strategy (CSS). The CSS defines Burton Latimer as a 'Smaller Town', a secondary focus for development after Kettering (which is defined as a Growth Town) due to its relatively good level of services and public transport.

Policy 6 of the National Planning Policy Framework (NPPF) encourages use of land within existing settlements where future occupants can benefit from established amenities and public transport. Policy 9 of the

Core Spatial Strategy (CSS) states that priority will be given to previously developed land and that this should provide for at least 30% of the overall housing requirements for North Northamptonshire. The NPPF classifies garden land as previously undeveloped/greenfield and therefore this site is not a priority for development.

Whilst the proposed development is located within the settlement boundary of Burton Latimer and is considered acceptable in principle, concerns relating to the impact of the proposal upon the character of the area remain and are further discussed below.

2. Character

Paragraph 14 of the NPPF places at the heart of planning a presumption in favour of sustainable development, with good design forming a key element of this. Local Planning Authorities must seek to secure a high quality of design and a good standard of amenity for all existing and future occupants of land and buildings. Policy 13 (h) of the CSS states that new development should be high quality in design and it should respect and enhance the character of its surroundings.

The application site is located to the rear of existing properties off Bridle Road. The properties off Bridle Road comprise of single storey and two storey dwellings, set in large plots fronting onto Bridle Road on both sides of the street. There are no visible residential properties to the rear of the existing in this location. The proposal would therefore interject a new form of development in the area resulting in the breaking of frontage development, the introduction of an estate access and an alien form of development, to the rear of existing properties where development of this nature would not expect to be seen. Development in this location would have no relationship with the prevailing pattern of frontage development, and would set an undesirable precedent making similar future proposals difficult to resist.

By virtue of being back land development and breaking frontage development which is the over-riding character of the area, the proposal would have an adverse impact upon the visual amenity and character of the locality, interrupting the pattern of development in this locality in an unsympathetic fashion, setting an undesirable precedent and as such would be contrary to Paragraph 17 and Policy 7 of the NPPF and Policy 13(h) of the CSS.

3. Amenity

Objections have been received with regards to the location of the proposed development and access which would have a negative impact on the amenity of neighbouring properties. The layout is a reserved matter so it is possible that this could be amended to reduce any impacts of overlooking, overshadowing or overbearing. Scale is a matter to be considered and the submitted Design and Access statement outlines that the proposed building heights will be no more than 6 metres. Boundary treatments and landscaping could also be

conditioned to reduce any negative impacts on neighbouring properties.

The previously refused application on this site showed a vehicle access running along the southern boundary of the site with number 10 Bridle Road, which would have had a negative impact on the amenity of the neighbouring property number 10 Bridle Road through noise and disturbance from traffic and other movements associated with that access. This revised proposal moves the access further from number 10 potentially allowing for landscaping or future development to provide a 'buffer' from any noise or disturbance from the development. On this basis the proposal is unlikely to have a significant impact on the amenity of neighbouring properties in accordance with Policy 13 of the CSS.

4. Access

Access is a matter to be considered at this stage also, the Highways Authority are satisfied that the proposed access and visibility is acceptable. Other matters such as gates, gradient, surfacing and existing access could also be conditioned. The proposal is therefore considered in accordance with policy 13(n) of the CSS.

5. Other issues

It is noted that there are a number of trees within the application site, however, the majority of trees are fruit trees and given the residential character of the area and the surrounding residential properties it is not considered that the removal of the trees from this development would have a significant impact to warrant the refusal of planning permission on this basis.

Conclusion

The proposal would have an adverse impact upon the visual amenity and character of the locality through the breaking of frontage development and interrupting the pattern of development in this locality in an unsympathetic fashion, setting an undesirable precedent and as such would be contrary to Policy 7 of the NPPF and Policy 13(h) of the CSS.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Rebecca Collins, Senior Development Officer on 01536 534316