

BOROUGH OF KETTERING

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| Committee | Full Planning Committee - 19/11/2013 | Item No: 5.3 |
| Report Originator | Marie Down Assistant Development Officer | Application No: KET/2013/0462 |
| Wards Affected | All Saints | |
| Location | 30A Regent Street, Kettering | |
| Proposal | Full Application: Loft conversion. 2 no. dormer windows | |
| Applicant | Mr S Turner T James Electrical Ltd, | |

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.

Officers Report for KET/2013/0462

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

3.0 Information

Relevant Planning History

KET/2006/1054 – Alteration and extension of single storey building to provide offices and storage – Approved 06/02/2007.

Site Description

Officer's site inspection was carried out on 31/10/2013. The application site is located on the southern side of Regent Street, approximately 70 metres from the town centre boundary as defined by the Kettering Town Centre Area Action Plan. The building to which the application relates is located to the rear of Nos. 26-30 Regent Street and is accessed via a 7 metre wide vehicular access point between Nos. 30 and 30A. The application building is single storey in height and is constructed of red brick with a slate roof and white uPVC windows and doors. The building provides office accommodation for T James Electrical Ltd and consists of an open plan office area with five smaller offices located off it, a reception area and kitchen and toilet facilities. There is access to the loft space which provides an office/meeting room approximately 20 square metres in size and a number of storage areas where the roof slopes. There is a parking area to the front of the building providing 7 no. parking spaces and one no. disabled parking space. At the time of site visit there were signs in place indicating that 2 no. spaces were reserved for T James Electrical Ltd and 5 no. spaces were reserved for the hairdressers fronting Regent Street. The rear elevation of No. 30 Regent Street adjoins the boundary with the application site. There is one window in this elevation which is glazed with obscure glass. Boundary treatment to the east of the application site with No. 32 Regent Street consists of a 1 metre high red brick wall topped with a timber fence. There is a tall, mature hedge in the rear garden of No. 32. There is a large conservatory to the rear of the hairdressers.

Proposed Development

The proposal involves a loft conversion and insertion of 2 no. dormer windows to provide additional office accommodation.

The applicant has confirmed that there will be no increase in staff numbers and therefore there will be no increase in parking requirements. The additional office space is required to accommodate existing staff and to hold meetings when required.

Amended plans were requested from the applicant to indicate the usable floor space in the loft. These plans were submitted by the applicant on 06/11/2013.

Any Constraints Affecting The Site

None.

4.0 Consultation and Customer Impact

Highway Authority

Recommended the applicant carry out a parking beat survey to demonstrate that the proposal will not have an unacceptable impact on parking capacity in Regent Street.

Following confirmation from the applicant that there will be no increase in staff numbers and there will be no additional parking requirements the Highway Authority confirmed that the parking survey was unnecessary and as such raised no objection to the proposal.

Environmental Health

No comment or objection.

Environmental Care

No comments received.

Neighbours

25 Regent Street:

- The proposed development will result in more staff.
- Existing staff park on the street and leave no room for residents.

27 Regent Street:

- Staffing level is 46, allowing for requirement of up to 46 vehicles that need parking at or near the business. Additional office space allows possibility to increase staff.
- The business only has 7 private parking spaces in their yard with the rest parking on the public highway.
- The street is densely populated and this density of population is increasing due to factory/house conversions into flats.

5.0 Planning Policy

National Planning Policy Framework

Policy 2 – Ensuring the Vitality of Town Centres

Policy 7 – Requiring Good Design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 13 – General Sustainable Development Principles

Kettering Town Centre Area Action Plan

Policy 4 – Commercial Offices

Policy 20 – The Station Quarter

Policy 21 – The New Residential Quarter

Local Plan

Policy 58 – Employment: Within Towns

6.0 Financial/Resource Implications

None.

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development
2. Design and Impact on Character
3. Impact on Neighbouring Amenity
4. Parking and Highway Safety

1. Principle of Development

The application site is located within the town boundary of Kettering as defined by Policy 58 of the Local Plan and approximately 70 metres to the east of the town centre boundary as defined by the Kettering Town Centre Area Action Plan. The proposal involves the creation of additional office space through a loft conversion and insertion of dormer windows. Policies in the development plan support extensions to existing premises provided there is no adverse impact in terms of character and appearance and neighbouring amenity. Annex 2 of the National Planning Policy classifies offices as a main town centre use. Policies 4 and 20 of the Kettering Town Centre Area Action Plan state that the focus for office development will be the Station Quarter with some smaller allocations in the New Residential Quarter. While the application site is located outside of the town centre boundary the proposal involves an extension to an existing office use which is located in relatively close proximity to the town centre boundary. As such it is considered that the proposal is acceptable in principle.

2. Design and Impact on Character

The proposal involves the insertion of 2 no. dormer windows in the front elevation. The application site is located to the rear of terraced properties fronting Regent Street and is only partially visible in the street scene through the gated entrance. Provided materials match those of the existing building the proposal is considered acceptable in design terms and complies with Policy 7 of the National Planning Policy Framework which requires good design and Policy 13 (h) of the North Northamptonshire Core Spatial Strategy which requires development to be of a high standard of design and to respect and enhance the character of its surroundings.

3. Impact on Neighbouring Amenity

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

neighbouring amenity by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking. The proposal will not impact on neighbouring amenity in terms of overbearing or loss of light. Given the existing hedging in the rear garden of No. 32 Regent Street it is considered that the insertion of 2 no. dormer windows will not have an adverse impact in terms of overlooking. The proposal, therefore, complies with Policy 13 (l) of the North Northamptonshire Core Spatial Strategy.

4. Parking and Highway Safety

The proposal involves the creation of additional office space. Two objections have been received on the grounds that the proposal will result in additional parking on Regent Street and will exacerbate existing parking issues. Following receipt of these objections the Highway Authority was consulted on the application and recommended that a parking beat survey was carried out to demonstrate there is parking capacity on local streets. However, the application form states that the proposal will not result in the creation of additional staff. Furthermore, the applicant has confirmed that the proposal will provide additional office space for existing staff, there will be no additional staff and as such there will be no increase in parking requirements. On this basis the Highway Authority has confirmed that the parking beat survey is unnecessary and as such raises no objection to the proposal. It is, therefore, considered that the proposal complies with Policy 13 (n) of the North Northamptonshire Core Spatial Strategy which requires development not to have an adverse impact on parking and highway safety and will not prejudice highway safety.

Conclusion

The proposal conforms to policies in the Development Plan and raises no adverse impacts in respect of character and appearance and neighbouring amenity. The proposal will not result in the creation of additional staff and there will be no additional parking requirement over and above that which currently exists. As such there will be no additional adverse impact on highway safety. The proposal is, therefore, recommended for approval subject to conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Marie Down, Assistant Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: