

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 19/11/2013</b>	<b>Item No: 5.8</b>
<b>Report Originator</b>	<b>Anne Dew Senior Development Officer</b>	<b>Application No: KET/2013/0609</b>
<b>Wards Affected</b>	<b>St. Peters</b>	
<b>Location</b>	<b>6 Westhill Close, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Two storey rear extension and loft conversion with raised platform to the rear. Installation of 2 external air conditioning units and a single storey external shower room</b>	
<b>Applicant</b>	<b>Mr &amp; Mrs D Leasing</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 two storey extension 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 (h) of the North Northamptonshire Core Spatial Strategy.

3. The materials to be used in the construction of the external surfaces of the single storey detached shower room shall be timber or shall be built in accordance with alternative materials, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works to the shower room.

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

4. Prior to the installation of the air conditioning units, details of the units proposed as well as a scheme detailing how these units will be acoustically insulated shall be submitted to and approved in writing by the Local Planning Authority. The air conditioning units shall be installed and operated in accordance with these approved details. The scheme shall ensure that the

background noise level at the boundary of the site or the nearest noise sensitive dwelling does not increase. For the avoidance of doubt calculated noise levels at the measurement point should be 0dBA below the existing background level during daytime (7am - 11pm) and -3dBA during night time (11pm - 7am).

REASON: To prevent an increase in background noise levels and protect the amenity of nearby residents in accordance with policy 13 (l) of the North Northamptonshire Core Spatial Strategy.

5. 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 or C shall be made in the first floor north and south elevations or roof plane of the two storey extension.

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

6. The two windows on the first floor south elevation of the extension hereby approved shall be non-opening and glazed with obscured glass, in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking in accordance with policy 13 (l) of the North Northamptonshire Core Spatial Strategy.

7. The two windows at first floor level on the northern elevation of the extension shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking in accordance with policy 13 (l) of the North Northamptonshire Core Spatial Strategy.

## Officers Report for KET/2013/0609

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

### 3.0 Information

#### **Relevant Planning History**

None for application site.

#### 5 Westhill Close

KET/2012/0187 Two storey front and side extension and first floor window above garage. Approved 04.05.2012. This extension is currently being built.

#### **Site Description**

Officer's site inspection was carried out on 15/10/2013

Two storey pitched roof dwelling with gable end facing to the front (west) and rear (east). There is an existing dormer window feature on the southern side elevation. There is a large detached summer house in the rear garden. The surrounding area is residential in character and comprises a mix of detached, semi detached single and two storey dwellings. Number 5 Westhill Close, immediately to the north of the applications site is in the process of being extended (KET/2012/0187 refers).

#### **Proposed Development**

The proposal is for a two storey rear extension. The rear elevation of the dwelling is currently stepped and the proposed extension has a depth of between 6.7 metres (adjacent to no. 7 Westhill Close) and 4.5 metres (adjacent to no.5 Westhill Close). The scheme provides for the continuation of the existing dormer window on the southern side elevation of the dwelling.

The scheme also includes the following elements:-

- a raised platform to the rear of the extension which follows the width of the extension and has a depth of 2.2 metres. This raised platform has a height of 400mm.
- two new high level openings windows on the northern side elevation providing additional windows to bedrooms 2 and 3.
- Two wall mounted external air conditioning units on the northern elevation, one on the existing dwelling and one on the proposed extension.
- a small, detached single storey shower room which is located between the proposed extension and the shared boundary with no. 5 Westhill Close. The shower room has a footprint of 2.4m x 2.4m and has a mono pitched roof with an eaves height of 2.1 metres and a ridge height of 3.4 metres.

The scheme also includes the following elements which do not require planning permission:-

- installation of new lintels above windows on front elevation
- extension of existing PV panels
- new opening windows on the ground floor side elevations

**Any Constraints Affecting The Site**  
Nene Valley NIA Boundary

**4.0 Consultation and Customer Impact**

**Environmental Health** No objections subject to a condition requiring a scheme for the air conditioning units to be acoustically insulated.

**Neighbours**

Three third party representations received. Objections are on the grounds of:-

- loss of privacy – overlooking into the front, the side and the garden of no. 5 Westhill Close
- plans submitted do not show the extension being built at no. 5 Westhill Close or the summer house built in the rear garden of the application property
- loss of privacy to the house and garden of no. 9 Westhill Close from the loft windows and the balcony
- noise from the air conditioning units
- unclear how high the raised platform will be

**5.0 Planning Policy**

**National Planning Policy Framework**  
Policy 7 Design

**Development Plan Policies**

**North Northamptonshire Core Spatial Strategy**  
Policy 1 Strengthening the network of settlements  
Policy 9 Distribution and location of development  
Policy 13 General sustainable development principles

**Local Plan**  
Policy 35 Housing 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. Impact on residential amenity
3. Design and Impact on Street Scene
4. Highway Safety Implications

#### 1. Principle of Development

The principle of an extension and alterations to a dwelling in this location is considered to be acceptable in principle. The extension will be located within the curtilage of the dwelling which in turn is located within the town boundary of Kettering as defined by saved policy 35 of the Local Plan. Both policies 1 and 9 of the North Northamptonshire Core Spatial Strategy require that development is focused within the growth town of Kettering.

#### 2. Impact on Residential Amenity

Policy 13 (l) of the North Northamptonshire Core Spatial Strategy requires that developments do not result in an unacceptable impact on the amenities of neighbouring properties of the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

#### Impact on no. 7 Westhill Close

The proposed two storey extension is located due north of no. 7 Westhill Close, given this juxtaposition, it is not considered the extension will result in any overshadowing or loss of light to either the garden or rear serving habitable room windows. The extent of the depth of this extension adjacent to the no. 7 Westhill Close is 6.7 metres. The extension is located in excess of 1 metre from the shared boundary with no. 7 Westhill Close and is adjacent to a single storey garage on the side of no. 7 Westhill Close. The scheme provides for a separation distance of approximately 6 metres between the extension and the two storey dwelling itself. Given this separation distance and the location of the garage at no. 7 Westhill Close, adjacent to the shared boundary, it is not considered that any adverse overbearing impact will result to whether the garden or rear facing habitable room of no. 7 Westhill Close.

With respect to overlooking, the scheme proposes two dormer first floor windows on the southern side elevation of the dwelling. These windows serve an en-suite and a dressing room, both of which serve the master bedroom. These windows have the potential to cause overlooking into the private garden area of no. 7 Westhill Close, however this can be overcome by requiring by a condition that these windows be fixed and obscure glazed, in accordance with sample panels to be approved. Restricting these windows will also ensure that the concern of overlooking to other properties to the south of no. 7 Westhill Close is overcome. As part of the extension an inset balcony is proposed at 2<sup>nd</sup> floor level which has a depth of approximately 1 metre. Whilst this balcony may increase a perception of overlooking, it is not considered

any direct overlooking will result, in particular to the most private areas of nearby dwellings. With the inset position of the balcony and limited headroom, oblique views will be restricted to the rear most part of dwellings to the south. It is not considered that this level of overlooking compromises the residential amenity of either no. 7 Westhill Close and properties located further south. The scheme also includes a raised platform to the rear of the dwelling of a height of 400mm, given its set back location, the 1 metres separation distance from the shared boundary and the existing 1.8 metre high fence, it is not considered this will cause any adverse overlooking into the rear garden of no. 7 Westhill Close.

The proposed detached shower room will be hidden by view from no. 7 Westhill Close by the proposed two storey extension and as consequence will result in no adverse impacts in respect of overbearing impact, overshadowing or overlooking.

#### Impact on no. 5 Westhill Close

Number 5 Westhill Close is currently being extended and the consideration of the impact of this current application on the amenities of no. 5 Westhill Close is based upon the plans which were approved under KET/2012/0187.

The extension is considered to be located sufficiently far away (between 7 and 10 metres) from the shared boundary with no. 5 Westhill Close not to result in any adverse overshadowing or overbearing impact to either the garden area or habitable room windows. With respect to overlooking, 2 new high level windows are proposed on the northern elevation of the extension which serve as secondary windows to bedrooms 2 and 3. Concerns have been expressed over loss of privacy from the occupiers of number 5 Westhill Close from these windows, however this matter can be addressed by requiring these windows be obscure glazed. Given the inset location of the balcony and the balcony being located approximately 12 metres from the shared boundary with no. 5 Westhill Close, it is not considered that any overlooking will result into the garden of no. 5 Westhill Close. With respect to the raised platform to the rear of the extension, given the existing boundary treatment on the shared boundary with no. 5 Westhill Close ((1.8m high fence) and the 12 metres separation distance from the shared boundary, it is not considered any overlooking issues will result.

It is not considered the proposed detached shower room will give rise to any adverse overshadowing or overbearing impact, given its limited size and location approximately 3 metres from the shared boundary with no. 5 Westhill Close. No openings are proposed on the northern elevation of this room, thus there is no implications of overlooking.

There is potential for noise pollution from the two proposed external air conditioning units located on the northern elevation of the dwelling / extension. Technical details of the units proposed have been submitted

as part of the application. Environmental Health have been consulted on this data and advised of no objections, subject to the units being acoustically insulated to ensure no adverse noise implications will result. This scheme can be secured by condition.

In conclusion, subject to conditions requiring windows on the north and south elevations being obscure glazed and acoustic insulation of the air conditioning units, it is considered the scheme provides for a satisfactory level of amenities for occupiers of adjacent dwellings.

### 3. Design and Impact on Street Scene

Policy 13 (h) of the North Northamptonshire Core Spatial Strategy requires that developments be of a high standard of design and architecture and respect and enhance the character of its surroundings.

The two storey extension and raised platform to the rear will be located to the rear of the dwelling and views from the public domain are restricted to the southern side elevation. The design and scale of the extension reflects the design and size of the existing dwelling with eaves and ridge heights matching those of the existing building. The scheme does provide for the extension of the dormer windows on the southern side elevation of the dwelling and again these follow the same proportions of the existing dwellings and are not an uncommon feature along Westill Close. Materials proposed to the extension are matching buff bricks and brown plain concrete tiles and this can be secured by condition.

The small detached shower room building is located to the rear of the dwelling and located behind an existing shed. Given this location and the small size of the shower room, this building will not be visible. Materials proposed to shower room building are solid timber and this is considered appropriate.

The two external air conditioning units will be located at first floor level on the northern elevation of the dwelling (one will be sited on the existing side elevation and the second on the proposed extension). Given their location on the northern elevation, views from the public domain will be very limited and it is not considered that the two units will have any unduly dominant impact on the street scene or overall appearance of the dwelling.

In conclusion, subject to a condition securing the use of the materials proposed, it is considered the proposed extension is in keeping with both the character of the existing dwelling and its surroundings and in accordance with the requirements of policy 13 (h) of the North Northamptonshire Core Spatial Strategy.

### 4. Highway Safety Implications

Policy 13 (n) of the North Northamptonshire Core Spatial Strategy requires that development do not have an adverse impact on the

highway network The scheme proposes no alterations to the existing vehicular access and car parking arrangements. Currently there is sufficient room to the front of the dwelling for the parking of two vehicles and this is considered an appropriate provision for the resultant dwelling which is proposed.

Comments on other points raised by proposal

### **Conclusion**

Subject to conditions, the scheme is considered to be in accordance with national and local policy. The scheme provides for a design which is in keeping with the character of the area and raises no adverse implications in respect of residential amenity.

### **Background Papers**

Title of Document:

Date:

Contact Officer:

Anne Dew, Senior Development Officer on 01536 534316

### **Previous Reports/Minutes**

Ref:

Date: