

BOROUGH OF KETTERING

Committee	Full Planning Committee - 19/11/2013	Item No: 5.9
Report Originator	Mark Coleman Assistant Development Officer	Application No: KET/2013/0623
Wards Affected	Avondale Grange	
Location	Acre House, Warkton Road, Kettering	
Proposal	Full Application: Single storey side extension	
Applicant	Mr S Pizzey	

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 protecting the character and appearance of the existing building and surrounding area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy and Sustainable Design Supplementary Planning Document.

Officers Report for KET/2013/0623

This application is reported for Committee decision because the applicant or agent is a Council member or is a friend or relative of a Council member.

3.0 Information

Relevant Planning History

KET/2013/0293 – Single storey side extension. Conversion of garage to habitable room. Detached garage (Refused 01.08.13)

Site Description

Officer's site inspection was carried out on 04/10/2013. The site remains unchanged from when it was visited on 13th June 2013 in connection with application KET/2013/0293. The site is located within open countryside approximately 400m west of Warkton Village. The site is located in an isolated position and is the first house passed on the approach to Warkton Village from Stamford Road, Kettering. The site is occupied by a detached, 2.5 storey Georgian Style dwellinghouse constructed circa 1920 – 1940 according to Council records. The property occupies a wide footprint which has been extended further in the 1970's and 1980's to include single storey double width garage (capable of parking 4 vehicles), and utility / study. The property therefore has a strong horizontal emphasis which is balanced to some degree by the existing fenestration and parapet architectural detailing.

The property is finished in off-white render, with tiled cills, and antique brick lintels. The main roof is constructed to a hipped design set behind a parapet roof, punctuated with large chimney stacks and dormers to the east side and rear. The projecting principle entrance provides symmetry to the front elevation, whilst also reinforcing its legibility. The front gardens are set behind a brick and render boundary wall which separate the garden from Warkton Road. A double access point serves the property from Warkton Lane. Generous side gardens (approx 5 - 10m wide) are filled with established planting including a number of mature trees. To the rear is a large private garden, mainly set to lawn with a tennis court located along the western and southern boundary. The western boundary is lined with established hedgerow, whilst the south and eastern boundaries are enclosed by tall leylandii.

Proposed Development

The proposed development involves demolition of the existing study and utility room and the erection of a single storey side extension in its place, to create a new utility room and enlarged family room. The family room will incorporate a ceiling lantern to provide additional natural light from above.

Any Constraints Affecting The Site

Open Countryside
C Road

Nene Valley Nature Improvement Area

4.0 Consultation and Customer Impact

Warkton Parish Council

No comment received.

Neighbours

No comments received.

5.0 Planning Policy

National Planning Policy Framework

Section 4: Promoting Sustainable Transport

Section 7: Requiring Good Design

Section 12: Conserving and enhancing the historic environment

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

Saved Policy 7: Protection of the Open Countryside

Saved Policy RA14: Reuse and Conversion of Rural Buildings

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 the Character and Appearance of the Area
3. Impact on Neighbouring Amenity
4. Impact on Archaeology
5. Impact on Parking and Highway Safety
6. Impact on the Nene Valley Improvement Area

1. Principle of Development

The application site is located 400m west of Warkton Village boundary and is located in Open Countryside. The site comprises the curtilage of an existing dwellinghouse and as such does not fall under the definition of previously developed land as set out in the NPPF. As a result the

proposal does not accord with Policies 1 or 9 (CSS) or Saved Policy 7 of the Local Plan with respect of its location or priority to develop previously developed land in urban areas.

Despite this, Saved Policy RA14 provides support where development results in the conversion of the existing building envelope or involves small scale, subordinate extensions, which are in keeping with the character of the area. Policy 13 (CSS) also makes provision for residential extensions where the proposal meets specific criteria with respect of Sustainable Design. In particular, proposals should have a satisfactory means of access, parking and servicing; be of a high standard of design, architecture and landscaping, which respects and enhances the character of its surroundings in accordance with the Environmental Character of the area; Creates a strong sense of place; Be designed to promote healthier lifestyles and for people to be active outside their homes and places of work; Not result in unacceptable impacts on amenities of neighbouring properties; and conserve and enhance the landscape character of the environment, making reference to the Environmental Character Assessment and Green Infrastructure Strategy.

The proposal broadly meets these criteria and is considered acceptable in principle, subject to detailed criteria being satisfied as discussed below.

2. Impact on the Character and Appearance of the Area

Architecturally, Acre House has a wide frontage (approx 29.5m) extending across two thirds of the plot width (approx 44m). The horizontal emphasis of the existing dwelling's plan form is balanced by its fenestration, centrally positioned entrance bay, parapet wall detailing and subservient side extensions.

The property follows a consistent building line currently unbroken other than by the shallow entrance bay, which maintains a set back position from the highway of approximately 13m – 14m. Whilst this building line is not reinforced by neighbouring properties due to its isolated position within open countryside, it remains a defining characteristic of the existing dwelling. In addition, the design of the existing dwelling achieves a visual status which is muted within its open countryside setting by the established planting within the side gardens and set back from the highway.

The proposed side extension replaces an existing side extension of similar scale, and retains architectural details such as parapet roof design. The proposed development also extends back into the existing rear garden, but no further than the existing sitting room bay window. This part of the extension will result in an additional family room, although is largely obscured by the narrower utility room to the front of the property which provide visual relief to the overall bulk of the extension.

As existing set back distances from the front and side boundaries are largely preserved, the open setting of the existing dwelling is maintained. Consequently, the proposal will not have an adverse impact on the character and appearance of the area, subject to condition securing materials used in the construction of the extension to match those used in the construction of the existing house. Subject to this, the proposal accords with the relevant parts of Policy 7 (NPPF) and Policy 13 (CSS) and Sustainable Design SPD.

3. Impact on Neighbouring Amenity

Due to the set back and isolated location of the property in relation to neighbouring properties, the proposed development will not give rise to significant adverse impacts on neighbouring amenity in terms of noise, overbearing or loss of privacy. The proposal therefore accords with the relevant parts of Policy 7 (NPPF) and Policy 13 (CSS) and Sustainable Design (SPD) with respect of this material consideration.

4. Impact on Archaeology

The bulk of the proposed extension replaces the footprint of the existing study / utility room, enlarging it slightly further. Given its discrete location close to the existing house it is unlikely that undisturbed archaeological remains will be present. No condition requiring a watching brief has been proposed by NCC Archaeology on this occasion, compared to the earlier application KET/2013/0293 which sought to develop a significant area of the existing garden. As a result, no condition is recommended and the proposed is considered acceptable and in accordance with the relevant parts of Policy 12 (NPPF) and Policy 13 (CSS).

5. Impact on Parking and Highway Safety

The proposal will not result in a loss of existing vehicle manoeuvring space or parking spaces. As a result, the proposal will not have a significant adverse impact on highway safety and will maintain an acceptable level of off-road parking provision in accordance with the aims of Policy 4 (NPPF) and the relevant parts of Policy 13 (CSS).

6. Impact on the Nene Valley Improvement Area

The application site is located just within the Nene Valley NIA Boundary which aims to define an area for ecological and biodiversity enhancements in order to create a resilient ecological network in the Nene Valley. Despite this, it is acknowledged that the extent of the development is within the curtilage of an existing dwellinghouse, which largely comprising of 'improved' habitat with low biodiversity value. The proposed development is unlikely to have any significant adverse impacts on the NVNIA for the aforementioned reason. The proposal is therefore acceptable with respect of this material consideration and accords with the relevant parts of Policy 13 (CSS) and Biodiversity (SPD).

Conclusion

The proposal is acceptable in principle and in terms of its impact on the character and appearance of the area, neighbouring amenity, impact on archaeology, parking and highway safety, and the Nene Valley Improvement Area. Subject to condition securing matching materials, in accordance with the statutory duty of Section 38 (6) of the Planning and Compensation Act 2004 Act, the proposed development is acceptable and recommended for approval.

Background

Papers

Title of Document:

Date:

Contact Officer:

Mark Coleman, Assistant Development Officer on
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Previous Reports/Minutes

Ref:

Date: