

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 19/11/2013</b>	<b>Item No: 5.10</b>
<b>Report Originator</b>	<b>Fjola Stevens Development Officer</b>	<b>Application No: KET/2013/0640</b>
<b>Wards Affected</b>	<b>Welland</b>	
<b>Location</b>	<b>14 Bottom Lane, Stoke Albany</b>	
<b>Proposal</b>	<b>Full Application: Single and two storey rear extensions</b>	
<b>Applicant</b>	<b>Mr &amp; Mrs C Fone</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 and the stonework shall be laid to match the coursing on the existing building.

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

3. The window at first floor level on the north west elevation shall be glazed with obscured glass and it shall not be opened except when used as an emergency escape route. The window shall thereafter be permanently retained in that form.

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

4. 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 south east or north west elevations or roof planes of the extension hereby permitted.

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.

5. The metalwork of the bi-fold doors on the rear elevation of the extension, the juliet balcony and the flue hereby permitted shall be powdercoated or painted Anthracite Grey RAL 7016 and maintained as approved in perpetuity.

REASON: In the interests of the character and appearance of the Conservation Area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

6. The rooflight hereby permitted on the south east roof slope shall be a conservation type roof light which shall sit flush with the plane of the roof. The rooflight shall be maintained as approved in perpetuity.

REASON: In the interests of preserving the character of the conservation area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

7. The development hereby permitted shall not be carried out other than in accordance with the approved plans drawing no's 2630 1 A, 2630 2, 2630 3, 2630 4A, 2630 5C, 2630 6D, 2630 7 E.

REASON: In the interests of ensuring acceptable development in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

## **Officers Report for KET/2013/0640**

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

### **3.0 Information**

#### **Relevant Planning History**

KET/2004/1268 – New dwelling APPROVED 21/01/05

#### **Site Description**

Officer's site inspection was carried out on 14<sup>th</sup> October 2013.

The application site lies at the western end of Bottom Lane, Stoke Albany directly adjacent to the open countryside. The existing dwelling was approved in 2004 and it has stone elevation, slate roof and white double glazed windows. The dwelling is arranged over 3 floors, which includes a basement, and it has a cat slide roof feature to the front of the dwelling. This arrangement takes advantage of the ground levels which rise from east (front) to west (rear) within the application site.

The property benefits from parking at the front of the dwelling and there is a rear garden bounded by a close boarded fence to the southern side and post and rail fence to the west. The application site lies within the Stoke Albany conservation area and there is a public footpath to the south east of the site which runs from Stoke Albany to Brampton Ash. The property is therefore located in a prominent location within the conservation area despite its location on the edge of the village.

#### **Proposed Development**

This application seeks permission for a single and 2 storey rear extension.

The proposed extension would measure 8.5m (w) x 3.9m (d) x 6.1m (h). The eaves height on the 2 storey element would be 4.5m high, the same height as the single storey extension part of the proposal which will feature a cat slide roof.

#### **Any Constraints Affecting The Site**

CA Conservation Area  
Public Right of Way

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

#### **Parish Council**

Stoke Albany Parish Council object to this planning application on the grounds that the proposed extensions are too large for the size of the plot.

#### **Neighbours**

Amended plans

1 third party objection

- amendments do not address the concerns set out in response to the original plans

Original plans

1 third party objection

- proposal would not leave a reasonable area of amenity space
- south east elevation would create a monolithic aspect of coursed rubble 3 storeys high
- harmful to conservation area
- proposal compromises scale and balance of local appearance
- overbearing and loss of outlook
- loss of privacy
- concern about bi-fold openings replacing the existing windows on rear elevation
- overdevelopment

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Core principles

Policy 7 Requiring good design

Policy 12 Conserving and enhancing the historic environment

### **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 application seeks planning permission for an extension to an existing dwelling within a village and therefore is acceptable in principle. The key issues for consideration in this application are therefore:-

1. Impact upon character and appearance of the conservation area
2. Impact upon amenity

1. Impact upon character and appearance of the conservation area  
S.72 of the Planning (Listed Building & Conservation Areas) Act 1990 (The Act) requires Local Planning Authorities to have special regard to the desirability of conserving or enhancing the character and appearance of conservation areas. In addition Policy 12 of the NPPF and policy 13(o) of the CSS require new development to make a positive contribution to local character and distinctiveness, and respect

the context of its setting.

Although the extension would be located at the rear of the property it would be highly visible from the public realm because a public footpath runs down the side of the dwelling. The proposed extension would therefore be a prominent addition to the conservation area. The proposed extension has been designed to be subservient to the host dwelling by ensuring that it is set down from the height of the main roof (despite rising ground levels) and its depth is less than the depth of the existing dwelling. Although the proposed fenestration on the rear elevation is a modern addition to the existing dwelling, the window frames and the Juliette balcony will be finished with a dark grey colour. This will ensure that the windows are subtle in appearance and will not be visually obtrusive, as a result of being shiny or very bright, when viewed from the public footpath approaching the conservation area.

It is considered that although the extension will be substantial addition the existing building, the design and appearance of the extension would respect the setting of the building within a conservation area and therefore it would not detract from the character and appearance of the conservation area. Furthermore, the extension has been designed to reflect the overall form of the existing dwelling by making use of a cat slide roof arrangement and using coursed random rubble for the stonework.

Therefore subject to conditions requiring conservation roof lights, stonework to match the existing and grey windows/ balcony and flue, it is considered that the proposal accords with policy 13(o) of the CSS.

## 2. Impact upon amenity

Policy 13(l) of the CSS states that new development should not have an unacceptable impact upon neighbours as a result of overlooking or loss of light, among other factors.

The proposed extension would not have a significant impact upon the dwelling to the north east (no.12 Bottom Lane) due to its location within the plot, and the proposed window serving bedroom 2 would be obscured glazed and would serve only as an escape window, thereby ensuring it would not result in overlooking.

The impact upon the neighbouring dwelling to the south east (The Red House) has also been considered. The proposed extension has been reduced in length so that no part of the extension is greater than 4m in length. As a result there would be a distance of approx. 11m between the neighbouring dwelling and the proposed extension (measured wall to wall at the narrowest point). It is considered that this distance is sufficient to ensure that the proposed extension would not have an overbearing impact upon the occupiers of The Red House. In addition, due to the orientation of the properties the development would not result in loss of light, and the rooflight in the south east roof slope would be at

an adequate height to ensure that the occupiers would not be able to overlook The Red House.

It is considered that as a result of the amendments to the proposal, and subject to a condition to prevent any windows at first floor level on the side elevations of the extension, the proposal would not have an unacceptable impact upon the amenities of neighbours. The proposal therefore accords with policy 13(l) of the CSS.

### **Conclusion**

The proposed extension by virtue of its scale, design and appearance would respect the character and appearance of the conservation area, and it would not have an unacceptable impact upon the amenity of the neighbouring properties. The proposal therefore accords with the NPPF and the North Northamptonshire Core Spatial Strategy and is recommended for approval.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

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

Ref:

Date:

Fjola Stevens, Development Officer on 01536 534316