

BOROUGH OF KETTERING

Committee	Full Planning Committee - 19/11/2013	Item No: 5.11
Report Originator	Richard Marlow Development Officer	Application No: KET/2013/0643
Wards Affected	Pipers Hill	
Location	341 Windmill Avenue, Kettering	
Proposal	Full Application: Single storey rear extension and conservatory	
Applicant	Mr T Gaziano	

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.

3. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown on drawing number 01 received 30 September 2013 by the Local Planning Authority.

REASON: To ensure an appropriate form of development in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2013/0643

This application is reported for Committee decision because the applicant or agent is a member of KBC staff or their spouse/partner.

3.0 Information

Relevant Planning History

KET/2007/0006

Proposed two storey side and single storey rear extension. Approved 05/03/2007.

Site Description

Officer's site inspection was carried out on 04/11/2013. The application site consists of a two-storey detached dwelling built of a dark red brick with white pvc windows and doors. The applicant has a single detached garage with a pitched roof to the side and rear (south east) of the dwelling. The property has been extended to the north with a two storey extension and to the rear by a single storey extension permitted in 2007. The plot slopes from west to east and to the rear a generous garden is bonded by 1.8m fencing.

Proposed Development

The proposal is to construct a single storey rear extension and conservatory.

Any Constraints Affecting The Site

N/A

4.0 Consultation and Customer Impact

Neighbours

No comments.

5.0 Planning Policy

National Planning Policy Framework:

Policy 7 – Requiring Good Design

Local:

North Northamptonshire Core Spatial Strategy:

Policy 13 – General Sustainable Development Principles

Saved Local Plan Policy:

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. Design and impact on character
3. Neighbouring amenity

1. Principle of Development

Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of householder development provided the proposals do not result in adverse impact upon neighbouring properties or the highway network and that proposals present a good standard of design.

The application site is within the town boundary of Kettering, as defined by Policy 35 of the Local Plan, in an established residential area. Policies 1 and 9 of the Core Spatial Strategy direct development to existing urban areas. The National Planning Policy Framework through paragraphs 6 and 7 details that the purpose of the planning system is to contribute to the achievement of sustainable development which has economic, social and environmental dimensions.

The proposal is for an extension to an existing use within the curtilage of the existing dwelling which is surrounded by similar residential units. As such, the principle of development in this area is established.

2. Design and Impact on Character

Good design is promoted by section 7 'Requiring Good Design' of the National Planning Policy Framework. Policy 13(h) of the North Northamptonshire Core Spatial Strategy requires that development is of a high quality of design and respects and enhances the character of its surroundings.

The proposed rear extension would infill the area to the rear of the lounge, providing a dining room linked to the existing single storey rear extension of the kitchen. The roof pitch, height and design of this element would match the existing rear extension and results in a cohesive design across the rear of the dwellinghouse. The proposed conservatory would extend 3.2m beyond the existing rear wall but would be screened from the public realm. Materials to match those existing are proposed and can be secured by condition.

The design of the proposal is in keeping with the character and appearance of the existing dwellinghouse and has no adverse impact on the surrounding development and the wider street scene. As such the application complies with policy 13(h) of the North Northamptonshire Core Spatial Strategy which requires new development to reflect 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 proposed extension and conservatory is single storey which due to its eaves and ridge height, siting, scale and orientation will have no adverse impact on the amenities of neighbouring properties by reason of loss of light, overlooking or overbearing impacts. The proposal is located centrally within the plot and is screened from surrounding development by the existing garage and 1.8m boundary treatments.

The amenity of neighbouring residents will be safeguarded through this proposal and it is therefore considered to be in accordance with criterion l of Policy 13 of the North Northamptonshire Core Spatial Strategy.

Conclusion

The proposal is in accordance with the relevant policies of the Development Plan and there are no material considerations which indicate planning permission should not be granted. The principle of development is established, there would be no unacceptable detrimental impact on neighbouring residential amenity and the design is appropriate. The application is recommended for approval, subject to conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Richard Marlow, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: