

BOROUGH OF KETTERING

Committee	Full Planning Committee - 17/12/2013	Item No: 5.6
Report Originator	Marie Down Assistant Development Officer	Application No: KET/2013/0642
Wards Affected	St. Peters	
Location	28 Windermere Road, Kettering	
Proposal	Full Application: Single storey rear extension	
Applicant	Mr A McKerral	

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 amended plan number 8UE, sheet no: 3/4 and 8UE, sheet no: 4/4 received by the Local Planning Authority on 12/11/2013.

REASON: In order to secure an appropriate development 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 east and west elevation or roof planes of the building.

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

Officers Report for KET/2013/0642

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

3.0 Information

Relevant Planning History

No relevant planning history.

Site Description

Officer's site inspection was carried out on 30/10/2013. The application site is located in an established residential area to the west of Kettering. The application dwelling is a semi-detached bay fronted bungalow with a red brick plinth and pebble dash render. Windows are white uPVC and the entrance door in the side elevation is timber. There is a single storey flat roof porch to the rear the dwelling. There is a driveway to the east of the dwelling with off street parking for two vehicles. Boundary treatment with No. 26 to the east consists of a 1.5 metre high fence. No. 26 is on slightly lower ground than the application site. Boundary treatment with the adjacent semi-detached dwelling, No. 30 Windermere Road, consists of a 1.8 metre high close boarded fence topped with a trellis giving it a total height of 2.1 metres.

Proposed Development

The proposal involves a single storey rear extension.

Under the original scheme the proposed extension was located 0.4 metres from the shared boundary with the property to the west, No. 30 Windermere Road and the roof of the proposed extension extended from the highest point of the existing roof.

Amended plans were sought to address concerns relating to impact on neighbouring amenity in terms of loss of light and overbearing. The amendments are as follows:

- The proposed extension has been set in from the boundary shared with No. 30 Windermere Road by a further 0.6 metres, leaving a gap of 1 metre between the extension and the boundary.
- The roof height of the proposed extension has been reduced by 1.1 metres to match the height of the roof of the front element of the existing dwelling. As a result the centre of the roof is flat but this is concealed from view.
- The internal layout has been amended following the amendments to the design. The room originally proposed as bedroom no. 2 will now be the bathroom and an obscure glazed window will be inserted in the eastern elevation to serve this room. The room originally proposed as the bathroom will now be the second bedroom. The 2 no. sun tunnels originally proposed in the existing rear roof slope to serve the bathroom have been

replaced with 1 no. velux window and a window will also be inserted in the rear elevation to provide additional light to the bedroom. All windows, including the velux, can be inserted under permitted development rights.

Any Constraints Affecting The Site

Nene Valley NIA Boundary.

4.0 Consultation and Customer Impact

Neighbours

One objection was received to the original scheme on the grounds of loss of light to the kitchen and conservatory of the dwelling to the east, No. 26 Windermere Road.

Following consultation on amended plans the occupier of No. 26 Windermere Road maintained an objection to the proposal on the grounds of loss of light. 3 no. photographs were provided with the objection which are intended to demonstrate the impact the proposal will have on light levels to No. 26. A request has been made to amend the roof to a flat roof.

5.0 Planning Policy

National Planning Policy Framework

Paragraph 17 – Core Planning Principles
Policy 7 – Requiring Good Design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

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. Design and Impact on Character
3. Impact on Neighbouring Amenity

1. Principle of Development

The application site is located in an established residential area within the town boundary of Kettering as defined by Policy 35 of the Local Plan. Paragraph 17 of the National Planning Policy Framework requires development to secure high quality design and a good standard of amenity while Policy 7 requires good design. Policies in the development plan support extensions to residential properties subject to the satisfaction of certain criteria. Policy 13 of the North Northamptonshire Core Spatial Strategy supports extensions provided there is no adverse impact in terms of design and character and neighbouring amenity. The principle of development is therefore established subject to the satisfaction of the development plan criteria as discussed below.

2. Design and Impact on Character

The proposal involves a single storey rear extension. The driveway of the application site adjoins the driveway of the neighbouring dwelling to the east, No. 26 Windermere Road, and as such the proposed extension will be marginally visible in the street scene. The height of the roof has been amended following concerns relating to impact on neighbouring amenity and this has resulted in the central element of the roof becoming a flat roof design. However, this is concealed from view and as such there will be no impact in terms of character and appearance. Provided materials match those of the existing dwelling as stated in the application the proposal will comply 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

The main potential impact of the proposed development will be to the dwellings to the east and west, Nos. 26 and 30 Windermere Road. Under the original scheme the proposed extension was located 0.4 metres from the shared boundary with the adjacent semi-detached property to the west, No. 30 Windermere Road. The 45 degree test measured from the vertical and horizontal perspectives indicated that the proposal would impact on light levels to the bedroom to the rear of No. 30. Amended plans were sought to address this issue and the extension was set back a further 0.6 metres from the shared boundary leaving a gap of 1 metre. As a result of the amended design the proposed extension no longer breaks the 45 degree angle when measured from the vertical perspective. While the 45 degree angle is broken from the horizontal perspective given the orientation of the properties in relation to the path of the sun it is considered the proposal will not have a significantly adverse impact to warrant a refusal of planning permission. No windows are proposed in the side elevation facing No. 30 and as such there will be no impact in terms of overlooking.

No new openings are proposed in the eastern side elevation facing No.

26 Windermere Road and therefore there will be no impact in terms of overlooking. The existing kitchen window in the side elevation will be replaced with an obscure glazed window as the internal layout will be amended following extension and the room will serve as a bathroom. There is a discrepancy on the plans relating to the size of this window as it measures 1 metre wide on the elevation drawing and 1.2 meters wide on the floor plan. However, as this window can be changed under permitted development rights and does not require planning consent it was considered that it would be unreasonable to require the applicant to amend the drawings.

Under the original scheme the roof of the proposed extension extended from the highest point of the existing roof. It was considered that given the bulk of the roof, coupled with the slight difference in levels between the application site and No. 26 Windermere Road there would be an overbearing impact on No. 26. An objection was also received from the occupier of No. 26 on the grounds of loss of light. Amended plans were received which reduced the height of the roof by 1.1 metres to match the front element of the existing dwelling. As a result of the amendments it is considered that the overbearing impact has been significantly reduced. The occupier of No. 26 maintains an objection to the proposal on grounds that, despite the reduction in height, the extension will block light to the kitchen and conservatory of No. 26.

Given the proximity of the garage of No. 26 to the original dwelling the side elevation of the conservatory had to be built at an angle. There are doors and windows in this angled element of the conservatory. While the proposed extension may marginally impact on light levels to these openings there are patio doors and a large window across the width of the rear elevation of the conservatory. As a result it is considered the proposed extension will not have an unacceptable impact on light levels to the conservatory given the amount of secondary light available to the room. In terms of the impact on light levels to the kitchen given the separation distance of 4 metres between properties, coupled with the reduction in height of the roof, it is considered the extension will not have an unacceptable impact on light levels to warrant a refusal of planning permission in this instance.

Therefore it is considered that the proposal complies with Policy 13 (I) of the North Northamptonshire Core Spatial Strategy which states development should not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

Conclusion

The proposal complies with national policy and policies in the Development Plan. The proposal does not raise any adverse impact in terms of character and appearance and while the issues relating to loss

of light and overbearing are material planning considerations it is considered the proposal does not result in a significant adverse impact in this regard to warrant a refusal of planning permission in this instance. The proposal is therefore recommended for approval subject to conditions.

**Background
Papers**

Title of Document:

Date:

Contact Officer:

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Previous Reports/Minutes

Ref:

Date: