

BOROUGH OF KETTERING

Committee	Full Planning Committee - 17/12/2013	Item No: 5.7
Report Originator	Marie Down Assistant Development Officer	Application No: KET/2013/0657
Wards Affected	William Knibb	
Location	29B St Peters Avenue, Kettering	
Proposal	Full Application: Single storey rear extension	
Applicant	Mrs I Epstein	

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 be Wienerberger Oast Russet facing brick and Sandtoft Antique No. 2 roof tiles.

REASON: In the interests of the visual amenity of the area 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 13-02-RevA received by the Local Planning Authority on 06/11/2013.

REASON: In order to secure an appropriate development in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2013/0657

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

3.0 Information

Relevant Planning History

KE/1991/0570 – Change of use from single dwelling to 2 flats – Approved 25/09/1991

Site Description

Officer's site inspection was carried out on 04/11/2013. The application site is located on the northern side of St Peters Avenue, to the east of Kettering town centre. The application relates to a ground floor flat located in a two storey terraced property. The dwelling is constructed of brick which has been painted white at the front elevation and red at the rear elevation. The property has concrete roof tiles and white uPVC windows and doors. There is a paved amenity space to the rear of the application site. The side elevation of No. 38 York Road forms the rear boundary with the application site. No. 38 York Road is currently in use as 2 no. offices. The side elevation of No. 27 St Peters Avenue forms the boundary with the application site to the west. There are no openings in this elevation of No. 27 facing the application site. A 1.8 metre high close boarded fence forms the boundary with No. 31 St Peters Avenue to the east. There is a gate in the fence which provides the application site with access to York Road for the collection of refuse and recycling.

Proposed Development

The proposal involves a single storey rear extension to an existing ground floor flat.

The height of the proposed extension measured 4.4 metres under the original scheme. One objection was received from the neighbour to the east, No. 31 St Peters Avenue, on the grounds of overbearing and loss of light.

Amended plans were requested to reduce the height of the proposed extension to 3.4 metres. The amended plans were subject to further public consultation.

Any Constraints Affecting The Site

None.

4.0 Consultation and Customer Impact

Neighbours

31 St Peters Avenue:

- One objection received to the original scheme on the grounds of loss of light and overbearing.

- Objection maintained following consultation on amended plans.
- Even at a reduced height the proposal will result in overshadowing and loss of light.
- The proposed extension will be overbearing as it will sit 1.2 metres above the 1.8 metre boundary fence.
- Inappropriate building for the small size of the garden.

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. 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 to residential properties provided there is no adverse impact in terms of character and appearance 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 which will be marginally visible from York Road. The existing dwelling is constructed of brick which has been painted white at the front elevation and red at the rear elevation. It is proposed to use Wienerberger Oast Russet facing brick, Sandtoft Double Roman Antique No. 2 roof tiles and white

uPVC doors and windows which are in keeping with development in the surrounding area. It is therefore considered that the proposal complies 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

Policy 13 (l) of the North Northamptonshire Core Spatial Strategy requires development not to result in an adverse impact on neighbouring amenity by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

The proposal involves a single storey rear extension to provide a second bedroom. No openings are proposed in the side elevation facing No. 31 St Peters Avenue and as such there will be no impact in terms of overlooking. As flats do not have permitted development rights the insertion of additional openings in the future which may result in overlooking will require planning consent. One window will be inserted in the western side elevation facing No. 27 St Peters Avenue and a set of patio doors will be inserted in the rear elevation facing No. 38 York Road. No. 27 St Peters Avenue and No. 38 York Road adjoin the side and rear boundaries with the application site and given there are no openings in either of these elevations facing the application site there will be no impact in terms of overlooking.

Given the orientation of the property in relation to the path of the sun, the proposed extension will not impact on No. 27 St Peters Avenue and No. 38 York Road in terms of loss of light or overbearing. Under the original scheme the height of the proposed extension measured 4.4 metres. One objection was received from the neighbour to the east, No. 31 St Peters Avenue, on the grounds of overbearing and loss of light. Amended plans were received reducing the height of the extension to 3.4 metres. Following public consultation on the amendments a further objection was made on the grounds that, even at a reduced height, the proposal will result in overshadowing and loss of light. No. 31 St Peters Avenue is an end of terrace property, situated on the corner of St Peters Avenue and York Road and as such the property has an open aspect to the east. Besides a solid timber door providing access to the kitchen there are no openings in the rear elevation of No. 31 which would be affected by the proposed extension. The main impact will be on the rear amenity space which has been overlaid with decking. However, given the open aspect to the east and that the height of the proposed extension has been reduced by 1 metre it is considered that the proposal will not result in a significant adverse impact in terms of loss of light or overbearing to warrant a refusal of planning permission in this instance. On balance it is considered that the proposal complies with Policy 13 (l) of the North Northamptonshire Core Spatial Strategy.

Conclusion

The proposal complies with national policy and policies in the Development Plan. The issues relating to loss of light and overbearing are material planning considerations and in reaching the decision to approve have been carefully weighed against all relevant policy considerations. The proposal is recommended for approval subject to conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Marie Down, Assistant Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date: