

BOROUGH OF KETTERING

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| Committee | Full Planning Committee - 17/12/2013 | Item No: 5.10 |
| Report Originator | Alan Davies Development Officer | Application No: KET/2013/0710 |
| Wards Affected | Welland | |
| Location | 14 Main Street, Wilbarston | |
| Proposal | Full Application: Two storey rear and single storey side extensions | |
| Applicant | Mrs T Hilliard | |

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. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the visual amenities of the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2013/0710

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

3.0 Information

Relevant Planning History

KET/2013/0541 – Two storey rear extension. Refused 15/10/2013.

KET/2013/0052 – Single storey side extension. Approved 06/03/2013.

KET/2013/0051 – Demolition of conservatory. Single storey rear extension, window, doors and Juliet balcony. Approved 07/03/2013.

KET/2012/0707 – Two storey and single storey side extensions, single storey rear extension and Juliet balcony above. Refused 07/01/2013.

Site Description

Officer's site inspection was carried out on 07/11/2013.

14 Main Street is a detached dwellinghouse that lies within the village of Wilbarston and within the statutorily designated Conservation Area. The property is on the west side of Main Street and it is a large detached dwellinghouse with an asymmetrical design. The external surfaces are constructed of a mixture of ironstone, red brick and white render with a Welsh slate roof. The architectural details include stone quoins and a red brick external chimney stack. There is a conservatory and Juliet balcony to the rear of the dwelling. The distance from this Juliet balcony on the first floor to the rear elevation of the neighbouring property to the southwest is 40 metres.

The dwellinghouse is positioned in a large plot with a relatively small front garden, large amount of space to the south (side) of the dwelling and a large rear garden which measures approximately 25m by 25m. The dwelling itself was constructed in 1923 and has some significance locally as it was constructed by a H. G. Coales, a locally significant builder. The rear elevation has been altered and extended, but the front and side elevations retain the typical architectural style of his work by incorporating an intentional asymmetric design. The house appears to be the only property constructed by H.G. Coales within Main Street. The design of the dwelling contrasts with that of the neighbouring properties, of which two - 15 and 16 Main Street - are both Grade II listed buildings.

Proposed Development

It is proposed to construct a two storey rear extension with a Juliet balcony at first floor on the southwest elevation. On the south (side) elevation of this two storey element there will be a single storey pitched roof extension. The external materials will match the existing materials of the main dwelling.

Any Constraints Affecting the Site
Wilbarston Conservation Area

4.0 Consultation and Customer Impact

Town Council
No objection.

Neighbours
Two objections from neighbouring residents have been received. One relates to overlooking of a rear garden and the other refers to the design of the proposal.

5.0 Planning Policy

National Planning Policy Framework
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 key issues for consideration in this application are:-

1. Principle of development
2. Residential amenity
3. Design, character and appearance
4. Impact upon Wilbarston Conservation Area

1. Principle of development

This proposal is for a domestic extension within the settlement boundary of Wilbarston. Therefore the principle of extending the existing development is considered to be acceptable in respect of local and national planning policy. However, both national and local planning policy also requires that this proposal is well-designed, will not have a detrimental impact upon residential amenity and, at the very least, will conserve the character or appearance of Wilbarston Conservation Area. In addition to planning policy legislation, in form of Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires local planning authorities to determine planning applications in accordance with the Development Plan, unless material planning considerations indicate

otherwise.

In this particular case it is Policy 13 of the North Northamptonshire Core Spatial Strategy that forms the relevant part of the Development Plan. This seeks to protect the amenity of neighbouring residents, encourage good design and ensure that proposals located in Conservation Areas are appropriate in terms of scale, mass, form and architectural style. It is considered that the design of this proposal not only complies with the Development Plan, but also complies with planning guidance contained within Sections 7 and 12 of the National Planning Policy Framework, which relate to design and conserving the historic environment. The subsequent sections of this report demonstrate how this proposal satisfies both national and local planning policy.

2. Residential amenity

It is considered that the development will not have an impact upon the amenity of occupiers of the properties to the north and east as the proposal will be located to the southwest of the existing dwelling. An objection to the proposal has been received from a neighbouring resident who has concerns about the potential for the proposed Juliet balcony at first floor on the west elevation of the extension to result in overlooking of the rear private garden of 2 Orchard Close. Whilst there is a small slope downwards from 14 Main Street to 2 Orchard Close and the proposed extension will project an additional 3 metres further towards 2 Orchard Close than the existing rear extension, a separation distance of 37 metres between rear elevations will be maintained.

The boundary between the two properties will be over 20 metres from the proposed rear elevation and there is already a Juliet balcony on the rear elevation at first floor, albeit 3 metres further back than the proposed balcony. There is also a line of mature trees and vegetation on the boundary of the two properties, which acts as a screen and increases the level of privacy offered in both rear gardens. Considering the existing situation against the proposed the extension, and in particular the Juliet balcony, will not result in any greater impact upon the privacy of the occupants of 2 Orchard Close than at present.

There are 3 windows proposed for the first floor on the south elevation of the proposal. The one on the right will be obscure glazed and the other two are additional bedroom windows. There will be a clearance distance of 10 metres from these windows to the boundary with 16 Main Street, where a boundary wall and mature vegetation provide privacy for the occupants of no. 16. These two windows will be visible from the rear garden of 16 Main Street, but it is not considered that they will have such an overbearing impact as to warrant refusal of the proposal. The proposal will not impact any of the other neighbouring properties in terms of loss of light, overlooking or overbearing impact and therefore it is considered that the proposal is therefore in accordance with Policy 13 (l) of the North Northamptonshire Core Spatial Strategy in respect of residential amenity.

3. Design, character and appearance

It is proposed to construct a 2 storey projecting element to the rear of the main dwelling and a small single storey pitched roof element to the side. The interface of the existing building and the proposed extension is at the point of an existing modern uPVC conservatory that will be removed to facilitate the proposal. This will ensure that both the principal and south (side) elevations, which are considered to be the more architecturally important elevations, will not be altered or affected by the location of the extension.

The small single storey side extension on the south elevation of the proposal will be visible from the public realm, but it is not only a small element, but also designed in a manner that would not have a detrimental impact upon the principal elevation of the dwelling when viewed from Main Street. The proposal therefore, by virtue of its location to the rear of the existing dwelling, will be obscured from view from the public realm and thus will not negatively impact the character or appearance of the surrounding area. The proposal will improve the overall appearance of the original dwelling and in particular the greatest improvement will be to the rear elevation of the existing dwelling (west). It is therefore considered that the design of the proposal accords with Section 7 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. Impact upon Wilbarston Conservation Area

The site is located within Wilbarston's Conservation Area and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that Local Planning Authorities pay "special attention...to the desirability of preserving or enhancing the character or appearance of that area" when determining planning applications within their boundary. As an element of this proposal will be visible from the public realm any effect upon the character or appearance of Wilbarston Conservation Area must be considered when determining the suitability of the proposal.

The existing dwelling is the only H.G. Coales designed house within Main Street. H.G. Coales was a local architect/builder from Market Harborough and designed various local public buildings in the early 20th century. His architectural style was typified by the same asymmetric style that has been employed on 14 Main Street, Wilbarston. The application property was inspected in 2007 as part of a scheme to designate Locally Listed Buildings that were not significant enough to be statutorily listed, but deserve acknowledgement of their architectural or historic importance. The conclusion of the assessment was that it should be placed upon a Local List of significant buildings. The dwelling is considered to be of historic interest, unique in its setting and therefore considered to contribute significantly to the character of Wilbarston

Conservation Area. The impact this proposal would have upon the building's contribution to the Conservation Area is therefore an important material consideration in determining this application.

The proposed elements to the rear of the existing dwelling will not be visible from the Conservation Area and the rear has already been altered by several modern extensions. The elements to the rear of the existing dwelling would therefore not affect the character of Wilbarston Conservation Area. The single storey side extension is designed to sit behind the front elevation of the property. It is modestly proportioned and would feature a palette of external materials suitable for this dwelling. It is designed to extend from the proposed rear extension, which will ensure that the existing south side elevation is not altered or extended. This will preserve the rather ornate chimney and quoins on this elevation, which is considered to be a positive aspect of this proposal.

The front elevation of this small extension, with one small window to match the style and proportions of other windows on the front elevation will sit comfortably with the character of the host dwelling and thus ensure that the proposal does not have a detrimental impact upon the appearance of the front elevation of the dwelling. The extension as a whole, which is considered to be a large addition will not harm the appearance of the host dwelling and will preserve the character of the wider Conservation Area. It is therefore considered to accord with Policy 13 of the North Northamptonshire Core Spatial Strategy and Section 12 of the National Planning Policy Framework in respect of its impact upon a designated heritage asset.

Conclusion

The proposal is considered to accord with national and local planning policy and is well-designed as it provides significant additional living space without compromising the appearance of this locally significant dwelling or the character of the surrounding Conservation Area. It will not detrimentally impact residential amenity and is considered to be a proposal that preserves the idiosyncratic design of this historic dwelling. It is therefore recommended for approval.

Background Papers

Title of Document:
Date:
Contact Officer:

Alan Davies, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:
Date: