

BOROUGH OF KETTERING

Committee	Full Planning Committee - 14/01/2014	Item No: 5.2
Report Originator	Alison Riches Development Officer	Application No: KET/2013/0713
Wards Affected	Ise Lodge	
Location	256 Deeble Road, Kettering	
Proposal	Full Application: First floor side extension	
Applicant	Mr S Carlaw	

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 window at first floor level on the south elevation shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

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

Officers Report for KET/2013/0713

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

3.0 Information

Relevant Planning History

KET/2008/0025. Ground and first floor side extension and garage conversion. Approved 05/03/2008.

Site Description

Officer's site inspection was carried out on 11th December 2013.

The application site is located on an established residential estate to the east of Kettering at the junction of Deeble Road with St. John's Road.

The property is a two-storey detached buff brick dwellinghouse with a brown concrete tile roof built in the late 1960s. There is a white painted wooden shiplap panel on the front elevation between the ground and first floor windows. All windows and doors have been replaced with white PVCu. A two-storey gable roofed side (west) extension, a single storey side (east) extension incorporating a single garage, and a mono-pitched front porch have been added through previous grants of planning permission and a shed and an outbuilding have been added under permitted development rights.

There is a reasonably large hard surfaced front garden bounded to the front and east by an established laurel hedge with a low buff brick wall at the front boundary between the application site and the adjacent neighbour at No. 254 Deeble Road. To the rear, the site is bounded to the south by a 1.8 metre high wooden panel fence with established planting and hedging inside the boundary fence. Along St. John's Road, the eastern rear boundary is made up of a mixed conifer hedge in excess of 2 metres in height with a 1.8 metre high wooden panel fence inside it.

Surrounding dwellinghouses form part of the same development, comprising detached and semi-detached single and two-storey dwellinghouses, many of which have been extended and updated with PVCu windows.

Proposed Development

The proposal is for a first floor gable roofed extension to the east (side) of the existing dwellinghouse above the existing single garage, and an extension of the existing mono-pitched porch across the whole of the front elevation.

Any Constraints Affecting the Site

C Road

4.0 Consultation and Customer Impact

Neighbours

433 St Johns Road

- Objection.
- Overdevelopment of the property, the site and the location.
- 3 to 4 years ago - two-storey extension to east end of the original house and single storey garage to west end adjacent to footpath in St Johns Road.
- Recently, large summerhouse/office to rear garden which adds to the built form together with existing sheds and greenhouses.
- Further first floor extension will add to this overcrowding.
- Junction of Deeble Road and St Johns creates prime visual and daily introduction to Ise Lodge in terms of design, space and domestic scale for motorists and pedestrians.
- Proposal introduces an abrupt two-storey gable end to this prime space, adjacent to the footpath in St Johns Road, completely ignoring the carefully considered original building lines to the estate. Creates an intrusion where openness is required to announce the junction, resulting in a major spatial imbalance when viewed from all directions.
- The exaggerated horizontal appearance of the property as viewed from Deeble Road will challenge the domestic scale of the nearby bungalows and houses to detrimental effect.

5.0 Planning Policy

National Planning Policy Framework

Policy 4. Promoting sustainable transport

Policy 6. Delivering a wide choice of high quality homes

Policy 7. Requiring good design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1. Strengthening the Network of Settlements

Policy 7. Delivering Housing

Policy 9. Distribution & Location of Development

Policy 10. Distribution of Housing

Policy 13. General Sustainable Development Principles

Local Plan for Kettering Borough

35. Housing: Within Towns

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. The Principle of Development.
2. Character and Appearance.
3. Residential Amenity.
4. Parking and Highway Safety.

1. The Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with their Development Plans unless material planning considerations indicate otherwise.

Paragraph 49 of the National Planning Policy Framework states that applications for housing should be considered in the context of the presumption in favour of sustainable development.

The application site is in an established residential area to the east of Kettering within the town boundary, as defined by Policy 35 of the Local Plan for Kettering Borough, where Policy 35 is supportive of proposals for residential development in principle. Policies 1, 9 and 10 of the North Northamptonshire Core Spatial Strategy direct development to existing urban areas and indicate that Kettering is a 'Growth Town' and, therefore, should provide a focal point for residential development.

Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of extensions and alterations to existing dwellinghouses provided there is no adverse impact on character and appearance, residential amenity or highway safety. The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

2. Character and Appearance

Policy 13(h) of the North Northamptonshire Core Spatial Strategy requires new development to reflect, respect and enhance the character of its surroundings.

The proposal has been designed to reflect the character and appearance of the existing dwellinghouse in that it will have a gable roof and horizontally emphasised fenestration. The existing mono-pitched front porch will extend the width of the front elevation. At the rear a

gable roof perpendicular to the main roof will cover a small first floor extension above the existing single storey rear extension and will also have horizontally emphasised fenestration.

A neighbour objection has been received stating that the proposal will result in overdevelopment at the site, will create an intrusion where openness is required to announce the junction, and challenge the domestic scale of nearby bungalows. Each of these issues is discussed as follows:

Overdevelopment

Part of the character and appearance of this part of Ise Lodge is the spacing between the houses, the simple, unfussy horizontally emphasised design and the open plan nature of the estate as a whole.

With respect to the perception of overdevelopment at the site, it is considered that as the proposed extension is at first floor level directly above existing additions, does not increase the development footprint on site, and does not reduce any of the garden area, the proposal does not lead to an overdevelopment of the site.

With respect to the summerhouse/office, this was built out with the benefit of a planning permission granted by Class E of Part 1, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended (the GPDO), which permits development for incidental buildings within the curtilage of a dwellinghouse provided the total area of ground covered by buildings does not exceed 50% of the total area of the curtilage, excluding the ground area of the original dwellinghouse. Class A of Part 1, Schedule 2, Article 3 of the GPDO also permits the same level of development within the curtilage of a dwellinghouse. The GPDO does not prevent development but, where a significant amount of development is proposed, it requires an application for planning permission to be made so that the proposal can be assessed in relation to the Development Plan for any material planning considerations which may outweigh the proposal.

In this case, it is considered that as the proposal does not increase the footprint, does not take up 50% of the curtilage, and has been designed to reflect the character and appearance of the existing dwellinghouse, the proposed development does not amount to overdevelopment of the site.

Openness

The application site is at the junction of Deeble Road with St. John's Road and when the estate was originally designed, consideration was given to the provision of an open layout which took into account housing

density, plot size and location. Provision was also made within the curtilage of each dwellinghouse to reflect this and as the application site is corner plot, the property benefits from additional land.

The road layouts, verges, amenity land and the set back building line of the dwellinghouses all takes into account the visual impact of the junction locations and the openness of the estate as a whole. The curtilage of the application site does not intrude into either the pedestrian or vehicular visibility splays for the junction of Deeble Road with St. John's Road, and therefore there is no adverse impact on visual amenity and the views of the estate.

The proposed extension does not extend right up to the boundary with St. John's Road, and although it introduces a flank gable wall towards St. John's Road, it has been designed to reflect the style and design of the existing dwellinghouse and that of surrounding development which means that it retains the character and appearance of the dwellinghouse and reflects that of surrounding development and the wider street scene.

This is in accordance with policy 13(h) of the North Northamptonshire Core Spatial Strategy.

Domestic Scale

The proposal has been designed to reflect the character and appearance of the existing dwellinghouse in that it will have the same proportions, a gable roof of identical pitch and horizontally emphasised fenestration. The existing mono-pitched front porch will extend the width of the front elevation, and at the rear a gable roof perpendicular to the main roof will cover a small first floor extension, above the existing single storey rear extension which will also have horizontally emphasised fenestration.

By reflecting the design of the existing property, the resultant dwellinghouse will not look significantly different from a pair of semi-detached dwellings, examples of which prevail on the Ise Lodge estate. In addition, as the plot is located on a junction and has a slightly larger area of land associated with it than surrounding development, there will be sufficient space around the resultant building so as not to lead to a terracing effect with neighbouring development.

Provided the materials used match those on the existing dwellinghouse, the proposal will comply with policy 13(h) of the North Northamptonshire Core Spatial Strategy.

3. Residential Amenity

Policy 13(l) of the North Northamptonshire Core Spatial Strategy requires new development not to result in an unacceptable impact on the amenities of neighbouring properties.

The proposed first floor extension is located above the existing garage to the east of the dwellinghouse. As the application site is a corner plot, there are no adjacent neighbours in close proximity to the proposal and therefore the first floor side extension will not lead to any issues of loss of amenity to surrounding occupiers.

Part of the proposal extends into the rear (south) garden above an existing ground floor extension. The nearest neighbouring property is No.433 St John's Road to the south (rear) of the application site which has a landing and a bathroom window at first floor level in the flank elevation facing the application site. In addition there is high level planting inside the rear boundary of the application site to prevent the neighbouring occupiers looking directly into the rear garden. As the proposal has a length of just less than 2.4 metres, will be used as an en-suite/dressing room, and will not lead to any overlooking, it is considered that imposing a condition requiring the first floor window to be obscure glazed, will be sufficient to overcome any perception of overlooking by this neighbour.

As such, with the imposition of a relevant condition, the proposal accords with policy 13(l) of the North Northamptonshire Core Spatial Strategy.

4. Parking and Highway Safety

Policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy requires new development to have a satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards, and not to have an adverse impact on the highway network nor prejudice highway safety.

The proposal is located above the existing garage and does not impact on the large hard surfaced front garden which contains sufficient parking and manoeuvring space for at least four no. vehicles clear of the highway.

As such, the proposal will not adversely impact the means of access and parking provision at the site and will therefore not adversely impact on the highway network or prejudice highway safety in accordance with policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy.

Conclusion

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that this planning application must be determined in accordance with the Development Plan unless material considerations

indicate otherwise. In this regard the proposed development is strongly supported by the aims and objectives of the Development Plan policies listed in the report, and there are no material considerations which would outweigh the Development Plan subject to the imposition of the recommended planning conditions.

**Background
Papers**

Title of Document:

Date:

Contact Officer:

Alison Riches, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: