

BOROUGH OF KETTERING

Committee	Full Planning Committee - 11/03/2014	Item No: 5.6
Report Originator	Daley Wilson Assistant Development Officer	Application No: KET/2014/0034
Wards Affected	Ise Lodge	
Location	34 Berwick Way, Kettering	
Proposal	Full Application: Single storey front and rear extensions	
Applicant	Mr & Mrs P Evans	

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 (h) of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2014/0034

This application is reported for Committee decision because the applicant is related to an officer.

3.0 Information

Relevant Planning History

KET/2004/0133, First floor extension over garage, APPROVED, 22nd March 2004.

Site Description

Officer's site inspection was carried out on 11/02/2014. The application site is a two-storey detached property in a cul-de-sac off Berwick Way. No.34 is one of three properties located to the rear of this cul-de-sac, with no.35 another large detached property located at a 90 degree angle to the west of the property, whilst no.33 maintains the same building line to the east.

The site and surrounding area has varying ground levels with a drop between no.34 and no.35 of approximately 0.15 – 0.2 metres, and a rise between no.34 and no.33 of approximately 0.5 metres. A drop in ground level can also be seen to properties to the rear of the site, particularly no.2 and no.4 Calcott Drive.

The property has a large paved parking area to the front of the property, with approximate space for three cars, as well as an additional parking space created by the garage. To the rear the garden area has an approximate depth of 11 metres, with boundary treatment consisting of fencing between 1.5 and 2 metres around the boundary.

Proposed Development

The plans indicate the proposal will involve three additions to the property; a single storey front extension to the garage, a single storey front extension to the lounge, and a single storey rear extension to the kitchen.

4.0 Consultation and Customer Impact

Neighbours

No representation received.

5.0 Planning Policy

National Planning Policy Framework

Core Planning Principles.

Part 4 – Promoting Sustainable Transport.

Part7 – Requiring Good Design.

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1: Strengthening the Networks of Settlements.

Policy 9: Distribution & Location of Development.

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. Residential Amenity.
3. Impact on Character and Design.
4. Parking and Highways.

1. Principle of Development

Policy 13 of the North Northamptonshire Core Strategy is supportive of development subject to a number of general sustainable development criteria, including that proposals do not result in adverse impact upon neighbouring properties or the highway network and that schemes present a good standard of design which reflects the character of the area.

2. Impact on Residential Amenity.

Policy 13 (l) of the North Northamptonshire Core Spatial Strategy requires that developments do not result in an unacceptable impact on the amenities of neighbouring properties or wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

The siting of the neighbouring property of no.35 results in two ground floor windows, which appear to be serving the same room, directly facing the driveway of no.34, with an approximate distance between the two properties of 3 metres. This creates the potential of development to the front of no.34 to create either an overbearing impact, or loss sense of enclosure to this room. The side elevation of no.35 is set approximately 2.5 metres forward of no.34, and as such the lounge extension with a projection of 2 metres will extend up to, but not in front of, the front elevation of property. This allows these windows to maintain

sufficient outlook to the front of no.35, and the proposal is not deemed to create any additional overbearing impact, sense of enclosure or loss of light significant as to warrant a reason for refusal.

The garage extension, with a projection of 1.45 metres, will be in close proximity to no.33, with a distance of approximately 1 metre from the common boundary, and a further 1 metre to the neighbouring property itself. With this distance between the two properties, and the degree of ground level change, this aspect of the proposal will not result in any significant impact on the amenity of no.33 by way of overbearing impact or loss of light.

The kitchen extension to the rear, with a projection of 1.01 metres, and the boundary treatment to the nearest adjacent property with a height of approximately 2 metres, ensures this aspect of the proposal will not result in any significant impact on the residential amenity of neighbouring occupiers.

The proposal will not result in any additional window openings on the property, with only replacement and enlarged windows to the lounge and kitchen, and the replacement of the existing rear kitchen window with a folding glazed door. Whilst the extensions will result in the lounge window moving closer to those of the ground floor of no.35, the angle of 90 degrees to which they will be placed will not result in any significant overlooking or loss of privacy detrimental to the amenity currently enjoyed by this property, or others neighbouring the site.

With the above, the proposal is considered to be acceptable on the grounds of residential amenity, complying with policy 13 (l) of the North Northamptonshire Core Spatial Strategy, and the policies set out in the NPPF.

3. Impact on Character & Design

Policy 13 (h) of the North Northamptonshire Core Spatial Strategy requires that development be of a high standard of design, architecture and landscaping, and respect and enhance the character of its surroundings.

The four properties to the rear of the cul-de-sac are of varying design, with the design of no.33 and no.35 different from each other, whilst no.32 and no.34 are similar. The proposed changes will result in a visible addition to the design of the property, particularly at ground floor level with the addition of hipped roofs to already existing features. Providing the materials match those of the existing property, the extensions will avoid significantly detracting from its design or character. The placement of the kitchen extension to the rear will not be visible from the surrounding street scene. With its minimal projection it will

remain subservient to the original property. Matching materials will be secured by condition.

With its siting at the rear of the cul-de-sac, the property is not a significant feature on the street frontage. Whilst some visual spacing will be lost between the application site and no.35, within the context of the character of the surrounding estate, with varying property designs, this is not considered adverse.

With the above, the proposal is acceptable on the grounds of character and design, complying with policy 13 (h) of the North Northamptonshire Core Spatial Strategy, and policies set out in the NPPF.

4. Highways and Parking

The proposal will result in the number of spaces to the front of the property reduced from three to two, with the garage still maintaining another single space. Three parking spaces are deemed sufficient for the property, and the proposal is considered acceptable on the grounds of Highways and Parking.

Conclusion

The proposed development is seen to comply with policy 13 of the North Northamptonshire Core Spatial Strategy, and the policies set out in the NPPF.

Background Papers

Title of Document:

Date:

Contact Officer:

Daley Wilson, Assistant Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: