

BOROUGH OF KETTERING

Committee	Full Planning Committee - 11/03/2014	Item No: 5.7
Report Originator	Alison Riches Development Officer	Application No: KET/2014/0039
Wards Affected	All Saints	
Location	204 Neale Avenue, Kettering	
Proposal	Full Application: Single storey rear extension	
Applicant	Mrs P Lawton-Bellamy	

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 policy13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2014/0039

This application is reported for Committee decision because the applicant is a member of KBC staff and there are unresolved material objections to the proposal.

3.0 Information

Relevant Planning History

None.

Site Description

Officer's site inspection was carried out on 06/02/2014.

The application site is located to the northeast of Kettering in an established residential area. The property is a detached single storey cream render covered gable roofed dwellinghouse with a brown concrete tile roof and white PVCu windows and doors. There is a small detached red brick, pitch roofed outbuilding set back within the plot to the southwest of the dwellinghouse with sufficient space in front of it for a vehicle to park next to the dwellinghouse.

The front garden is gravelled with a low brick boundary wall and is used for parking. The rear garden slopes downwards in a northwest to southeast direction from the back of the dwellinghouse and is surrounded on all sides by 1.8 metre high wooden panel fencing. There is a wooden terrace in front of the rear elevation of the dwellinghouse accessed from patio doors and down two steps. A laurel hedge has been planted along the southeast boundary close to the dwellinghouse to ensure the users of the terrace do not overlook the neighbours to the northeast at No.206 Neale Avenue.

Residential development in Neale Avenue has taken place over many years ranging from small terraces of Victorian/Edwardian dwellinghouses to modern detached infill development. The dwellinghouses are a mixture of single and two-stories and are terraced, semi-detached and detached using a variety of designs and materials.

Proposed Development

The proposal is for a single storey rear extension including a full height glazed panel.

Any Constraints Affecting the Site

None.

4.0 Consultation and Customer Impact

Neighbours

No.206 Neale Avenue

- Objection.

- The proposed objection will overshadow my kitchen and lounge causing considerable reduction in natural light.

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

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.

The application site is in an established residential area to the northeast of Kettering. Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and the highway network. 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 terms of its proportions and roof pitch. Although full height glazing is not a characteristic of surrounding development, it has been included in the design to provide light to the existing lounge as this room will lose its opening due to the proposed extension. As the lounge is adjacent to the site boundary with No.206 Neale Avenue, a new opening so close to the site boundary will not provide sufficient light to this room. The location of the full height window at the rear of the property means it will not be visible in the public realm and will therefore not adversely impact on surrounding development and the wider street scene.

Provided the materials used match those on the existing building, the proposal will not look out of character with the existing dwellinghouse. As such, the proposal accords 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.

At the rear of the dwellinghouse the ground slopes downwards towards the back of the garden and there is a wooden terrace in line with the existing floor level. A blank flank wall of the proposed extension will be in close proximity to the side (northeast) boundary with the neighbouring property at No.206 Neale Avenue, and due to the ground levels, the result is that the proposal will appear elevated. However, the floor level of the extension is stepped down from the main floor level, which when combined with the length of the proposal means that there will be no overlooking into the neighbouring property at No.206.

An objection has been received from the neighbour at No.206 stating that the proposed objection would overshadow the kitchen and lounge of this property causing considerable reduction in natural light. However, as the proposal is single storey with subordinate eaves and ridge heights, and it is located to the southeast of the existing dwellinghouse, the orientation in relation to No.206 and the path of the sun means that there will be a negligible loss of sunlight or daylight caused to these neighbours.

In the location of the proposed extension, the existing boundary treatment consists of a 1.8 metre high boundary fence with a Laurel bush planted inside it within the application site. The Laurel bush is almost the height of the eaves of the existing dwellinghouse and is in place to prevent overlooking from the existing rear terrace, it may also lead to some minimal loss of sunlight or daylight. Its presence means that the proposed extension, with a lower eaves height and a pitched

roof, will not cause any more harm to the amenities of these neighbouring occupiers, particularly in relation to loss of sunlight and daylight than is currently experienced by the existing boundary treatment.

Due to the location of the existing boundary treatment in close proximity to the existing dwellinghouse, it will not be necessary to add a condition restricting further openings in northeast elevation of the proposal.

With respect to the roof lights in the proposed extension on the southeast roof plane and the impact on both the applicant and the adjacent neighbour at No.206 Neale Avenue, the first floor windows in the rear elevation of the adjacent property at No.206 Neale Avenue are set back from the rear elevation of the existing dwellinghouse at the application site, with the result that the angle between the windows and the proposed roof lights being such that the neighbours at No.206 will not be able to look down into the proposed dining area and will therefore not reduce the amenities of the applicants when they are using this space. In addition, the roof lights are set in the roof at a level above which the occupants of the application site would be able to look into the neighbouring property.

The proposal is located sufficiently far from the neighbouring property to the southwest at No.200 Neale Avenue to not lead to any issues of loss of amenity to these neighbours.

As such, the proposal complies 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 to the rear of the property and will not affect the existing access and parking arrangements at the site, therefore it will not have an adverse impact on the highway network nor prejudice highway safety in accordance with policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy.

Conclusion

Subject to a condition requiring materials to match those on the existing dwellinghouse, the proposal complies with policies in the Development Plan and is recommended for approval.

**Background
Papers**

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Alison Riches, Development Officer on 01536 534316