

BOROUGH OF KETTERING

Committee	Full Planning Committee - 29/04/2014	Item No: 5.6
Report Originator	Alison Riches Development Officer	Application No: KET/2014/0206
Wards Affected	St. Peters	
Location	88 Northampton Road, Kettering	
Proposal	Full Application: Single storey rear extension	
Applicant	Mr A Heels	

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.

Officers Report for KET/2014/0206

This application is reported for Committee decision because the applicant is a member of KBC staff.

3.0 Information

Relevant Planning History

None.

Site Description

Officer's site inspection was carried out on 02/04/2014.

The application site is located to the west of Kettering in an established residential area.

The application site is a detached one and a half storey gable roofed chalet bungalow built in the late 1960s of buff brick with a concrete pantile roof. There is a stone feature chimney and porch surrounding the front entrance half way along the west elevation. Above the front entrance is a dark brown stained shiplap dormer. Attached to the rear (north) of the dwellinghouse is a large double garage, built of the same materials as the dwellinghouse, which is not visible in the public realm.

The dwellinghouse is located centrally in a reasonably large plot of land, set back from the highway in Northampton Road. The land level rises south to north from the back of the highway edge resulting in a sloped front garden and driveway which has low level boundary treatment at the highway edge. The front garden has two small areas of planting but is mostly made up of a block paving. There is a driveway to the west of the dwellinghouse.

The side and rear property boundaries are 1.8 metre high wooden panel fencing. There is a slight south to north slope in the rear garden from the back of the dwellinghouse.

Surrounding properties are large detached dwellinghouses set in large plots of land. The ages and styles range from Victorian/Edwardian to 1980s and have been built on a piecemeal basis. St. Thomas More Catholic Primary School is adjacent to the west boundary of the application site.

Proposed Development

The proposal is for the demolition of the existing single storey double garage at the rear (north) of the dwellinghouse, to be replaced by a single storey rear extension in the same location. A single storey single garage is proposed to the west of the single storey extension.

Any Constraints Affecting the Site

A Road

4.0 Consultation and Customer Impact

Neighbours

- No comments received.

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 9. Distribution & Location of Development

Policy 10. Distribution of Housing

Policy 13. General Sustainable Development Principles

Local Plan

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

The application site is in an established residential area to the west of Kettering within the Kettering Town boundary as defined by policy 35 of the Local Plan for Kettering Borough.

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 proposed single storey extension will not be visible from the public highway in Northampton Road, and has been designed to have a shallow pitched roof with a central ridge in line with the ridgeline of the existing dwellinghouse. The fenestration proposed is not generally reflective of the existing horizontally emphasised fenestration of the existing dwellinghouse but, as the materials proposed match those on the existing dwellinghouse and this part of the proposal is shielded from the public realm by the existing dwellinghouse, there will be no adverse impact on the character and appearance of the existing dwellinghouse, surrounding development or the wider street scene.

The proposed garage is flat roofed and will be partially visible from Northampton Road, although it is set back within the site to the north of the existing dwellinghouse and is partly shielded by the existing stone chimney. The materials proposed match those on the existing dwellinghouse and as such, this part of the proposal will not have an adverse impact on the character and appearance of the existing dwellinghouse, surrounding development or the wider street scene.

As such, subject to a condition requiring materials to match those on the existing dwellinghouse, the proposal will accord with the aims and objectives of 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 single storey rear extension will replace the existing double garage attached to the north elevation of the existing dwellinghouse. In the east elevation of the existing garage there are two small high level windows which, in the proposal will be replaced by a single larger window. The east elevation of the proposal is approximately 1 metre from the side boundary with the adjacent neighbour to the east at No.86 Northampton Road; however, the side (east) boundary consists of a 1.8 metre high wooden panel fence which will prevent any overlooking of this neighbour from the proposal. As the proposed window is at ground floor level and shielded from the neighbouring property by the existing boundary treatment, it is considered there will be no adverse impact on the amenities of the neighbouring occupier.

The proposed single storey single garage is located at the west side of the application site adjacent to the boundary with St. Thomas More Catholic Primary School, away from the buildings on site and next to an area of established planting. No windows are proposed in the flank elevation of the proposed garage. As such, there will be no issues relating to any overlooking of the proposed garage by the occupiers of the school, or by the applicants of the school site.

It is considered the proposals will not give rise to any issues of loss of amenity to neighbouring occupiers, and therefore comply with the aims and objectives of 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 proposed single storey rear extension replaces the existing double garage on site. A single garage is proposed to the west of the proposed single storey rear extension, which will face the end of the existing driveway.

As the front garden of the dwellinghouse, together with the existing driveway provides parking and manoeuvring space for at least four vehicles clear of the highway, the loss of one parking space as a result of the loss of the existing garage, will not result in an adverse impact on the existing parking provision at the site.

As such, the proposal is in accordance with the aims and objectives of policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy.

Conclusion

Subject to the imposition of relevant conditions, the proposals comply with policies in the Development Plan and there are no material considerations which indicate planning permission should not be granted. The application is therefore recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Alison Riches, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: