

BOROUGH OF KETTERING

Committee	Full Planning Committee - 01/07/2014	Item No: 5.7
Report Originator	Fjola Stevens Development Officer	Application No: KET/2014/0260
Wards Affected	Welland	
Location	1 The Lane, Weston by Welland	
Proposal	Full Application: Demolition of porch, garage and conservatory. Two storey side extension. Single storey side, rear and front extensions	
Applicant	Mr P Tomlinson	

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 development hereby permitted shall not be carried out other than in accordance with the approved plans.

REASON: In the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

3. 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 and the rendered parts shall be rendered with Thermal Render in Gardinia RAL 1013.

REASON: In the interests of visual amenity in accordance with policy of the North Northamptonshire Core Spatial Strategy.

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Class A shall be made in the north west elevation of the two storey side extension hereby permitted.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2014/0260

This application is reported for Committee decision because 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 13th May 2014.

The application property is a 2 storey detached dwelling located on a small lane to the north of Weston-by-Welland within the Conservation Area. The existing dwelling a brick built dwelling with concrete roof tiles, upvc windows and brown painted timber cladding to the south east (side) elevation. The dwelling has an attached flat roof garage to the north west and is surrounded by gardens to the north east, south east and south west. The property has solar panels installed on its south east facing roofslope. The level of the site rises up from the street to the south west, and the neighbouring property to the north west is also located on land that rises up from the application site.

Proposed Development

This application seeks planning permission for a 2 storey side extension to replace the existing garage on the north west side elevation, and single storey extensions to the front (north east), rear (south west) and to the south east side elevation. The extensions will provide an additional bedroom and bathroom on the first floor with a garage and re-configured living areas on the ground floor.

Any Constraints Affecting The Site

Conservation Area

4.0 Consultation and Customer Impact

Parish Council

No objection

Neighbours

1 letter of objection

- Outline of No. 3 The Lane is not accurate
- Plan doesn't show how close the building will be to No. 3 The Lane
- Corridor effect of development will increase effect of wind
- Proposal will result in overshadowing and loss of light

5.0 Planning Policy

National Planning Policy Framework

Core Principles

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 proposal would not encroach into the open countryside and as such the proposal is acceptable in principle. The key issues for consideration in this application are therefore:-

1. Design and Impact upon Conservation Area
2. Impact upon residential amenity

1. Design and Impact upon Conservation Area

The application site lies within the Weston-by-Welland Conservation Area and therefore under S. 72 of the Planning (Listed Buildings and Conservation Areas) Act 1900 the local planning authority must have regard for preserving and conserving the character and appearance of the conservation area. In addition, the NPPF in section 7 requires all new development to be of a high quality design and in section 12 requires heritage assets to be conserved and enhanced. The CSS in policy 13 (h) and (o) requires design that respects its setting and conserves and enhances built environmental assets.

The application property is a modern building dating from the 1960's. The neighbouring dwellings to the north west and south east are also relatively modern additions to the conservation area, however to the north east there are historic cottages. In addition there is a working farm to the north west which is important to the rural character.

The proposed side extension is set down from the height of the main roof and therefore is subservient to the main dwelling. The other extensions and alterations replace existing additions to the dwelling, and are considered to be of a scale and appearance that would not detract from the host dwelling or the conservation area. At present parts of the building are clad with vertical timber boarding and the proposal includes replacing this with render, and repeating the render detailing on the proposed two storey side extension.

The proposed extensions and alterations would provide comprehensive modernisation of the building in a way that would not detract from the visual amenity of the street scene or the character and appearance of the conservation area. The proposal therefore accords with policy in this respect.

2. Residential Amenity

The neighbouring dwelling to the north west is a 2 storey detached dwelling which has a blank flank wall facing the proposed 2 storey extension. The proposed 2 storey extension would sit alongside the existing dwelling to the north west and as such the proposal would not result in a loss of light or have an over bearing impact. Furthermore because the proposed extensions would be located to the south east of the neighbouring dwelling and on lower ground and therefore the extension would not have a significant impact upon sunlight enjoyed by the neighbouring dwelling.

The proposed ground floor extensions would be sited away from the north west boundary of the site and as a result of their position, scale and design they too would not result in an unacceptable impact upon the occupiers of the neighbouring dwelling to the north west.

The dwellings to the north east and south east are approx. 24m and 45m from the application property. Given this distance, the siting and the scale of the proposals it is considered that the occupiers of these dwellings would not be impacted upon significantly by the proposed development.

The proposal therefore meets policy 13(l) of the North Northamptonshire Core Spatial Strategy).

Conclusion

The proposed extensions by virtue of their siting, size, design and appearance would conserve the character and appearance of the conservation area and they would not have an unacceptable impact upon the occupiers of the neighbouring dwellings. The proposal therefore accords with national and local policy and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Fjola Stevens, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: