

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 29/07/2014</b>	<b>Item No: 5.4</b>
<b>Report Originator</b>	<b>Richard Marlow Development Officer</b>	<b>Application No: KET/2014/0394</b>
<b>Wards Affected</b>	<b>All Saints</b>	
<b>Location</b>	<b>115 Wellington Street, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Two storey rear extension to create 3 no. one bedroom flats.</b>	
<b>Applicant</b>	<b>Mr P Thomason</b>	

### **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. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

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

## **Officers Report for KET/2014/0394**

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

### **3.0 Information**

#### **Relevant Planning History**

KET/2014/0231 Conversion of 2 no. one bedroom flats to 4 no. one bedroom flats with two storey and single storey rear extension. Withdrawn 21/05/14.

KET/1993/0194 Change of use: conversion to two flats. Approved 05/05/1993.

#### **Site Description**

Officer's site inspection was carried out on 7 July 2014. The application site is a two storey red brick Victorian property that sits on the corner of Wellington Street and King Street. The property is currently used as 2 no. one bedroom flats with a unit on each floor. At the road junction, at ground floor level, stone detailing and infilled former windows indicate the sites former use for retail and commercial purposes. The property includes concrete roof tiles and wooden fenestration that is in a poor condition and incorporates a brick outbuilding and rear garden accessed off Wellington Street.

#### **Proposed Development**

The application seeks permission for a two storey rear extension that would create 3 no. one bedroom flats through internal alterations to the building.

#### **Any Constraints Affecting The Site**

None

### **4.0 Consultation and Customer Impact**

#### **Environmental Health**

No objection and have recommended conditions and informatives to accompany any subsequent approval.

#### **Highway Authority**

No formal objection but have concerns regarding parking on this street.

#### **Neighbours**

Two third party objections received objecting to the application on the grounds of insufficient parking in this part of Wellington Street and concerns regarding overlooking, shadowing, loss of privacy and noise disturbance.

### **5.0 Planning Policy**

#### **National Planning Policy Framework:**

Policy 7 – Requiring Good Design

**Local:**

North Northamptonshire Core Spatial Strategy:

Policy 13 – General Sustainable Development Principles

Saved Local Plan Policy:

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. Design and impact on character
3. Neighbouring amenity
4. Parking and highway safety

**1. Principle of Development**

Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of residential development provided the proposals do not result in adverse impact upon neighbouring properties or the highway network and that proposals present a good standard of design.

The application site, which is currently two flats, is within the town boundary of Kettering, as defined by Policy 35 of the Local Plan, in an established residential area. Policies 1 and 9 of the Core Spatial Strategy direct development to existing urban areas. The National Planning Policy Framework through paragraphs 6 and 7 details that the purpose of the planning system is to contribute to the achievement of sustainable development which has economic, social and environmental dimensions.

The proposal is for an extension to an established residential use which is surrounded by similar residential units. As such, the principle of development in this area is established.

**2. Design and Impact on Character**

Good design is promoted by section 7 'Requiring Good Design' of the National Planning Policy Framework. Policy 13(h) of the North Northamptonshire Core Spatial Strategy requires that development is of a high quality of design and respects and enhances the character of its surroundings.

The proposal would provide a full width two storey side extension to the rear of the existing building that would measure 1.2m in depth and provide an additional access to the first floor via new enclosed staircase. To the east elevation an additional door would be provided within the extension with header details that mirror those already found elsewhere on the site. With its set down roof and matching materials the extension is subservient to the

existing building and utilises design detailing, including brick corbel eaves that represent high quality design and are wholly consistent with surrounding development and the prevailing character of the area.

The design of the proposal is in keeping with the character and appearance of the existing property and has no adverse impact on the surrounding development and the wider street scene when viewed from the public realm. As such the application complies with policy 13(h) of the North Northamptonshire Core Spatial Strategy which requires new development to reflect the character of its surroundings.

### 3. Impact on Neighbouring Amenity

Policy 13 (l) of the North Northamptonshire Core Spatial Strategy requires development not to result in an unacceptable impact on neighbouring amenity by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

The proposed two storey extension is located to the southeast of the existing building and extends for the full width of the site. The adjoining neighbour to the west at no. 94 King Street has a small obscured window at ground floor and a bedroom window at first floor within its rear elevation. The position of the proposed extension which is 1.2m in depth and located to the east of no. 94 would result in limited loss of light and overshadowing in the early morning due to the natural path of the sun.

A new small window in the rear elevation at first floor would provide natural light to the stairwell and would not result in overlooking to neighbouring properties beyond levels which would be expected from attached residential properties. An objection has raised noise generation from the proposal as a concern. However, Environmental Health have no objection to the proposal and there is no evidence that the creation of 1 no. one bedroom flat through internal alterations to the building would generate additional noise disturbance that would warrant refusal of this application. Resistance to the passage of noise between residential units would be controlled through building regulations, having regard to approved document E.

Whilst limited amenity impacts would result from this proposal they would not reach a level at which amenity impacts for neighbours by reason of loss of light, overlooking, noise or overbearing impacts would reach a level that would result in unacceptable detriment to the amenity of neighbouring properties. As such it is therefore considered that the proposal accords with criterion l of Policy 13 of the North Northamptonshire Core Spatial Strategy.

### 4. Parking and Highway Safety

Policy 13(n) of the North Northamptonshire Core Spatial Strategy requires new development not to have an adverse impact on the highway network or prejudice highway safety.

The application makes no provision for car parking within the site and an objection has been received about parking. Adjacent to the site on the west

side of Wellington Street there is a bay providing parking for a limited number of vehicles with double yellow line parking restrictions on the east side of the street. The Highways Authority has expressed concern about parking on Wellington Street in their consultation response.

The application seeks to create an additional 1 bedroom flat through this two storey extension and internal alterations, resulting in 3 no. 1 bedroom flats on site. The proposal is located in close proximity to existing bus stops and the town centre. It is not considered that an additional one bedroom flat in this location would result in an unacceptable over intensification of traffic, or generate a significant amount of extra vehicular movements, or cause existing highways and accesses to exceed their capacity.

The proposal accords with objective 5 and policy 13 (e) of the CSS which seek to support modal shift and a shift away from reliance on use of the private car. Policy 4 of the NPPF details that opportunities for the use of sustainable transport modes for the movement of goods or people should be exploited. There is also no evidence that the proposal will have an adverse impact on the highway network or prejudice highways safety in accordance with policy 13 (n). There is some conflict with policy 13 (d) of the CSS in that the proposal does not provide for parking but in this instance and given the town centre location this is outweighed by the other material considerations and would not warrant refusal.

### **Conclusion**

The proposal is in accordance with the relevant policies of the Development Plan and there are no material considerations which indicate planning permission should not be granted. There is some conflict with policy 13 (d) of the CSS in that the proposal does not provide for parking but in this instance and given the town centre location this is outweighed by the other material considerations and would not warrant refusal. The principle of development is established, there would be no unacceptable detrimental impact on neighbouring residential amenity and the design is appropriate. The application is recommended for approval, subject to conditions.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

Richard Marlow, Development Officer on 01536 534316

#### **Previous Reports/Minutes**

Ref:

Date: