

BOROUGH OF KETTERING

Committee	Full Planning Committee - 04/09/2014	Item No: 5.3
Report Originator	Richard Marlow Development Officer	Application No: KET/2014/0368
Wards Affected	St. Peters	
Location	79 Windermere Road, Kettering	
Proposal	Full Application: Extension to rear and alterations to roof height to form one and a half storey dwelling	
Applicant	Mrs C Robinson	

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.

3. The windows at first floor level on the north west elevation and south east elevation shall be glazed with obscured glass and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking in accordance with policy 13 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 Classes A or C shall be made in the south east elevations or roof planes of the building.

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/2014/0368

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

3.0 Information

Relevant Planning History

KET/2013/0241 Alterations to roof height to form one and one half storey dwelling. Approved 07/06/2013.

KET/2013/ 0004 Alterations to roof height to create a one and a half storey dwelling. Withdrawn 26/02/2013.

Site Description

Officer's site inspection was carried out on 27/06/2014.

The application property is a detached bungalow located on the western side of Windermere Road, within a residential area to the west of the town centre. The dwelling has brick and pebble dashed elevations, interlocking concrete roof tiles, white upvc windows and a hipped roof. The dwelling to the south of the site is single storey and detached and has a recent single storey extension spanning the rear elevation. No. 81 to the north is a one and a half storey property with a dormer on the front elevation and a substantial rear extension at first floor level.

The property is set within a generous plot with a substantial rear garden which is over 30m in depth and is bounded by a 1.8m fence. There is a large driveway running the length of the northern boundary of the site providing off road parking for a number of vehicles.

Proposed Development

This application seeks permission to increase the roof height and design to form a one and one half storey dwelling. This would include front and rear facing dormer extensions, an extension to the rear and the introduction of sky lights. The proposal has been amended through the course of the application to reduce the ridge height from 6.25m to 5.8m to match the height as approved through 2013/0241.

Any Constraints Affecting The Site

None

4.0 Consultation and Customer Impact

Neighbours

Two objections from one third party raising the following issues:

- Light and overshadowing. The significant increase in height and length of the SE facing gable wall will significantly overshadow our bedroom window effectively blocking out all natural light. This is compounded by the proposed gable roof additions to the plans above bedroom 3 which

will further block out light to the same bedroom.

- Overlooking from the secondary side facing window in bedroom 1. This window should be removed from the plans and the proposed window for the en-suite obscured with no opening. Overlooking from proposed SE facing velux window that will allow over looking into our existing roof windows.
- Overbearing nature of the proposed structure as located in part of Windermere Road that is characterised by single storey dwellings and in close proximity to neighbouring properties. The re-amended plans would no longer retain the appearance as a bungalow therefore making this development visually dominant within the street and having a detrimental impact on the character of the area.

5.0 Planning Policy

National Planning Policy Framework

Policy 7 – Requiring good design

North Northamptonshire Core Spatial Strategy

Policy 1 - Strengthening the network of settlements

Policy 9 - Distribution and 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. Design and Impact on Character of the Area
3. Residential Amenity
4. Parking and Highways Matters

1. Principle of Development

Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of householder 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 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 existing dwellinghouse within an established residential area. As such, the principle of development in this area is established.

2. Design and Character

Good design is promoted by Policy 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 seeks to raise the roof level of the current bungalow to incorporate a first floor extension and change the current roof style from hipped to gable. To the rear of the property a 1.5 storey extension would provide additional floorspace at ground and first floor.

The site is located on the western side of Windermere Road in an area that is characterised by bungalows, some of which include front dormers. The eaves height of the front elevation would remain unaltered whilst the ridge height would be increased from 5.1m to 5.8m and the roof converted from a hipped to full width gable. The property would when viewed from the highway be in keeping with surrounding development, the majority of which is comprised of detached bungalows with full width gabled roofs. The dwelling would still appear as a bungalow with a dormer when viewed from the public realm and would be in keeping with the locale and the adjacent property to the north at no. 81 which features a front dormer. The height of this proposal at 5.8m is consistent with that approved through application KET/2013/0241.

The footprint of the building would be enlarged through this proposal with the introduction of the extension to the rear of the property. The site is set back from the highway and the scale and mass of the development proposed would not be visually dominant when viewed from the public realm. Limited views are afforded to the north west elevation of the property and the increase in height to rear of this elevation, above the existing dining room, together with the insertion of a single high level window at first floor level in this elevation, will have little or no impact on the overall character of the dwelling or the wider street scene. The siting of the dwelling set back in the plot ensures that the alterations proposed to the rear elevation will be screened from the public realm.

In conclusion it is considered that the appearance, scale and mass of the proposed alterations to create a one and a half storey dwelling respect the scale, style and character of the surrounding area and will be compatible within the wider street scene. The proposal, therefore, conforms to Policy 7 of the National Planning Policy Framework and Policy 13 (h) of the North Northamptonshire Core Spatial Strategy.

3. Residential Amenity

Policy 13(l) of the Core Spatial Strategy requires that development does not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking.

An objection has been made that the proposed gable wall on the south east elevation of the application site will overshadow the bedroom window to No.77 and that the proposed rear dormer will further block out light to the same bedroom window. However, it is considered that the 70cm increase in roof height is modest and at 5.8m matches the height of the previously approved application KET/2013/0241.

The proposal is located to the northwest of No.77's bedroom window which does not benefit from direct sunlight given the natural path of the sun. The neighbouring window is set within 1m of a 1.8m high fence which separates the two properties. In conclusion; it is considered that given the orientation, existing proximity of the sites and existing fence (required by condition on No.77) there will be no adverse impacts from loss of light, or overbearing, which would justify a refusal of planning permission. It is also considered that 1.5 storey rear extension proposed and located north west of the bedroom window would not have an unacceptable impact on neighbouring amenity.

Concerns have also been raised about the potential for overlooking from the rear rooflight window that would allow views across into the two side facing velux windows on the recent neighbouring rear extension at no.77. The second bedroom proposed within the extension is served by two other windows and as such amended plans have been submitted which remove the south-east facing sky light. Amended plans have been produced to reflect this and a condition is proposed to secure these changes.

The amended plans show a single side facing window is proposed in the south east elevation at first floor serving the en-suite and providing a secondary window to bedroom 1. There is some potential for overlooking from the secondary bedroom window and therefore a condition requiring obscure glazing and a non-opening window (non opening below 1.7m above floor height) will be imposed to maintain privacy and neighbouring amenity. To the northwest elevation a single horizontal window would provide secondary lighting into bedroom 3. Again there is some potential for overlooking into the private amenity space of the neighbour at no.81 and given that the window is providing secondary light it is appropriate to condition the use of obscure glazing and non-opening windows in this instance.

The first floor windows in the rear elevation are positioned so that they do not overlook the gardens of the neighbouring dwellings at close distances. The front dormer and sky lights pose no amenity issues given the distance to properties on the east side of Windermere Road.

There will be no unacceptable impact on the amenity of neighbouring residents through this proposal and it is therefore considered that the development is in accordance with criterion l of Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. Parking and Highway Matters

Policy 13(d) and (n) of the North Northamptonshire CSS requires that developments have a satisfactory means of access and provide for parking, servicing and manoeuvring in accordance with adopted standards and do not have an adverse impact on the highway network.

The property benefits from a substantial driveway to the northern boundary of the site and this proposal would have no impact on parking provision on site. It is therefore considered that the proposal accords with criteria d and n of policy 13 of the North Northamptonshire CSS.

Conclusion

The proposed development 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. 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: