

BOROUGH OF KETTERING

Committee	Full Planning Committee - 23/09/2014	Item No: 5.9
Report Originator	Mark Coleman Assistant Development Officer	Application No: KET/2014/0453
Wards Affected	Queen Eleanor and Buccleuch	
Location	42A Skeffington Close, Geddington	
Proposal	Full Application: Sun room to west elevation	
Applicant	Mr & Mrs M Harvey	

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 (including the doors and windows) hereby permitted shall match, in type, colour and texture those on the existing building.

REASON: In the interests of protecting the character and appearance of the area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy and Sustainable Design Supplementary Planning Document.

3. 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 building, structure or other alteration permitted by Classes A, B, C, D or G of Part 1 of Schedule 2 of the Order shall be made on the application site.

REASON: To prevent unacceptable alterations or enlargements to the extension which without adequate control may have an unacceptable impact on neighbouring amenity, vehicle manoeuvring, and result in overdevelopment of the site, in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. Notwithstanding the requirements of condition 2, the high level window on the west elevation shall only be glazed with tinted glazing, a sample of which shall first be submitted to and approved in writing by the Local Planning Authority. Only the approved glazing shall be installed in the west elevation and shall thereafter be retained in that form in perpetuity.

REASON: To reduce the level of light transmittance outside of the building from internal artificial light sources and reduce light spillage onto the neighbouring property, in the interests of protecting neighbouring amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

5. The vehicular parking spaces shown on approved drawing no. 002 A received by the Local Planning Authority on 22nd July 2014 shall be permanently set aside for this purpose only and shall be maintained free from obstruction in perpetuity. In addition the vehicular turning areas shown on the same plan shall be maintained free from obstruction in perpetuity.

REASON: To secure sufficient vehicular parking and manoeuvring space within the site in the interests of protecting highway safety, in accordance Policy 13 of the North Northamptonshire Core Spatial Strategy.

6. The development hereby approved shall remain a single storey extension and shall at no time whatsoever be altered to include additional floorspace in the form of an internal mezzanine or first floor level.

REASON: To prevent internal alterations which would otherwise give rise to loss of neighbouring privacy through overlooking which will have a significant adverse impact on neighbouring amenity, in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2014/0453

3.0 Information

Relevant Planning History

KET/2010/0608 – Detached dwelling and garage (Approved: 10.11.10)

KET/2010/0103 – Single storey dwelling and new garage (Approved: 12.04.10)

Site Description

Officer's site inspection was carried out on 18th July 2014. The site is occupied by a detached 1.5 storey dormer bungalow which was constructed under planning permission KET/2010/0608. The property is constructed from a multi-red brick, slate roof, and powder coated aluminium doors and windows. The development forms back land development within the original rear gardens of 7 New Road / no. 43 Skeffington Close. Land within the site sits approximately 1m lower than retained garden land serving 43 Skeffington Close. The access is partially gravelled and block paved with a small garden serving the existing property to the south. To the west of the existing dwelling is an air source heat pump and hot tub; the latter is to be removed. A small storage shed is located south of the vehicular access area which is also to be removed. No. 43 Skeffington Close (which is under common ownership) is constructed over 2 floors. No.42 Skeffington Close is also 2 storey and has recently been extended at ground floor; both properties are located west of the site. To the east and south are further domestic properties.

Proposed Development

The proposal is for the erection of a single storey sun room, with vaulted ceiling and semi-glazed gable wall. The sun room will have bi-fold doors opening out on the existing vehicular access/garden area to the south.

Any Constraints Affecting The Site

Nene Valley Nature Improvement Area (NVNIA)

4.0 Consultation and Customer Impact

Geddington Parish Council

No comment received.

Neighbours

Objection from the occupier of 42 Skeffington Close, Geddington, on the grounds of overbearing due to the height in relation to the proximity of the boundary, as well as light pollution from the gable end windows. Further objection received on the grounds that the proposal will dominate their view, impact on their privacy and the privacy of future occupiers of 43 Skeffington Close (which is owned by the applicants), and insufficient vehicle manoeuvring space which could also result in

damage to their property and affect the future amenity of occupiers of the host property.

5.0 Planning Policy

National Planning Policy Framework

Section 7: Requiring Good Design

Development Plan Policies

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

SPDs

Sustainable Design

Biodiversity

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development
2. Impact on the character and appearance of the area
3. Impact on neighbouring amenity
4. Impact on access and parking
5. Impact on the Nene Valley Nature Improvement Area

1. Principle of Development

The proposed development is to extend an existing dwelling within an existing settlement area, and is therefore supported in principle by CSS policies 1 and 9. CSS Policy 13 seeks a high standard of design which respects and enhances the character and visual amenity of the surrounding area; and does not result in unacceptable impacts on neighbouring amenity by reason of noise, vibration, smell, light, or other pollution, loss of light or overlooking. Policy 13 also seeks for design which has a satisfactory means of access, parking and manoeuvring.

This is all supported by national policy advice in para's 32, 56, 58, 64 of the National Planning Policy Framework. It is considered that the development broadly meets these policy objectives which are discussed in detail below.

2. Impact on the character and appearance of the area

The proposed sun room extension is designed to appear subservient to the existing dwelling, sitting in and down from the existing building/ridge line. Parts of the roof line will be visible from the street at a distance (of approximately 35m away) when viewed down the primary vehicular access route. Subject to materials used in the construction of the extension (including windows and doors) matching those used in the construction of the existing dwelling, it is considered that the proposal will have an acceptable impact on the character and appearance of the area and accords with the relevant parts of Section 7 (NPPF) and Policy 13 (CSS).

3. Impact on neighbouring amenity

The proposed extension is located west of the existing dwelling; as a result, the existing dwelling will screen the proposed development from all other development to the east. No.5a New Road sits south of the site; in terms of privacy the south facing opening will not raise any new impacts on privacy not already considered acceptable by the existing dwelling (i.e. the lounge door opening sits closer to no. 5a New Road).

Objection has been received from the occupiers of 42 Skeffington Close on the grounds of overbearing impacts, light pollution from the high level glazed window, loss of privacy for the future occupiers of 43 Skeffington Close, and amenity of the future occupiers of the host property.

The proposed extension brings the existing dwelling 2.85m closer to the boundary of 42 Skeffington Close; approximately 16.9m away with a 6ft boundary fence in between. The height of the extension measures approximately 4.8m (1m less than the existing dwelling). Taking into account this separation distance, the lower land levels within the site and the design of the proposal (which is subservient in scale to the existing dwelling), it is considered that the proposed extension will not have an unacceptable overbearing impact on the occupiers of neighbouring properties.

Due to the close proximity of the proposed extension to the rear boundary of 43 Skeffington Close, it is accepted that there may be light spillage in relation to the neighbouring amenity of the occupiers of this property. However, it is considered that the impacts will be limited to night time periods. The use of tinted/solar controlled glazing which can reduce light transmittance in excess of 70% (equivalent to a 30% light reduction) will however reduce glare by around and lessen the impacts of light spillage. It is therefore recommended that this be secure by condition, together with a condition to prevent the installation of a mezzanine or first floor within the extension which would otherwise give rise to unacceptable impacts on privacy through overlooking.

As the applicant has removed the inclusion of a low level side window on the west elevation, this no longer requires consideration. Subject to the aforementioned conditions and condition removing permitted

development rights which could allow unsympathetic alterations which could harm neighbouring amenity, the proposal is considered acceptable and accords with the relevant parts of Policy 13 (CSS).

4. Impact on access and parking

The submitted plans show that space remains available for the parking and manoeuvring of two vehicles. Objection from the occupiers of 42 Skeffington Close highlight that there is limited space (on average 67mm either side of a vehicle) in which to manoeuvre between the boundary fence with their property and the proposed extension. A number of large and medium sized car dimensions have been submitted to demonstrate this point, and also highlight that there is insufficient space for trade vans to manoeuvre within the site.

Although vehicle tracking appears tight, the submitted plans do demonstrate that vehicle manoeuvring for a typical family car will be possible. On balance, despite the obvious limitations within the site, Skeffington Close is a quite residential area and it is considered that access and parking (which remains unchanged), and space for vehicle manoeuvring will be acceptable given the context, subject to condition to ensure these spaces are secured solely for parking and kept free from obstruction. In addition a condition is recommended seeking the removal of permitted development rights for alterations to the building which could encroach into these spaces. Subject to this, the proposal accords with the relevant parts of Policy 13 (CSS).

5. Impact on the Nene Valley Nature Improvement Area

The application site is located within the Nene Valley NIA Boundary which aims to define an area for ecological and biodiversity enhancements in order to create a resilient ecological network in the Nene Valley. Despite this, it is acknowledged that the site is within an existing residential settlement area, which due to its improved habitat character has a relatively low biodiversity value. The proposed development is unlikely to have any significant adverse impacts on the NVNIA for the aforementioned reason. The proposal is therefore acceptable and accords with the relevant parts of and Policy 13 (CSS) and Biodiversity (SPD).

Conclusion

The proposal is acceptable in principle and in terms of its impact on the character and appearance of the area, neighbouring amenity, access, parking and vehicle manoeuvring space, and the Nene Valley Nature Improvement Area. Subject to conditions, already discussed, and in accordance with the statutory duty of Section 38 (6) of the Planning and Compensation Act 2004 Act, the proposed development is acceptable and recommended for approval.

**Background
Papers**

Title of Document:

Date:

Contact Officer:

Mark Coleman, Assistant Development Officer on
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Previous Reports/Minutes

Ref:

Date: