

BOROUGH OF KETTERING

Committee	Full Planning Committee - 21/10/2014	Item No: 5.10
Report Originator	Trevor Feary Development Officer	Application No: KET/2014/0610
Wards Affected	Brambleside	
Location	29 Swinburne Close, Kettering	
Proposal	Full Application: Double storey side and single storey rear extensions	
Applicant	Miss M Illingworth	

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/2014/0610

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

3.0 Information

Relevant Planning History

KET/1987/1144 - Residential Development - Granted 23/12/1987

Site Description

Officer's site inspection was carried out on 08/10/2014

The Application dwelling is the right-hand half of a pair of 2 storey dwellings located on a spur off the main Swinburne Close estate road. This type of semi-detached dwelling is replicated a number of times throughout the estate. This pair of dwellings is constructed of an orange/brown and brown mottling facing brick with brown tiled roof. To the rear of the Application dwelling is a brick and upvc conservatory.

The estate is laid out on the "open-forecourt" principle such that there is no front boundary enclosure. For the length of the Northern boundary is located a timber fence on concrete posts; on the Application site side this varies between 2.0 and 2.5 metres in height due to the levels of the adjoining land. The remaining two boundaries are of fencing of 1.8 metres height. The rear garden itself is stepped up and at its highest is some 1 metre higher than the floor level of the dwelling.

Attached to the left-hand (South) is the other half of these semi-detached houses and which has its own conservatory attached to the rear.

To the North immediately abutting the mutual boundary is a landscaped grassed area and then a private drive roadway, beyond which are 2 pairs of semi-detached 2 storey houses facing the Application Site.

Opposite the Application site lies the gable end of a further pair of semi-detached 2 storey houses. A single storey outbuilding relating to one of the dwellings at the rear lies close to the rear boundary.

A single on site parking space exists and behind which is a fence and gate closing off this part of the frontage.

Proposed Development

The proposal includes for a two-storey addition to the side of the existing dwelling to provide an open porch and utility room with a fourth bedroom and (relocated) bathroom over. This 2 storey addition is set back from the main front wall of the existing dwelling but finishes level with the rear wall of the main dwelling. An existing conservatory on the rear of the existing dwelling is to be removed and a single storey addition with a monopitched roof (including roof-lights) erected across the rear of both the existing dwelling and the proposed two storey addition above, to form a dining room.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Neighbours

No representations have been received.

5.0 Planning Policy

National Planning Policy Framework

Para 17 - Core Planning Principles

Section 7 - Requiring good design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1 - Strengthening the Network of Settlements

Policy 13 - General Sustainable Development Principles

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Impact on the application site
2. Impact on character of the area
3. Impact on neighbours reasonable amenity
4. Retained facilities

The application site is in an established residential area within the designated boundary of Kettering. As such, the proposed development accords with Policy 1 of the North Northamptonshire Core Spatial Strategy which directs development towards existing urban areas. Policy 13 of the North Northamptonshire Core Spatial Strategy also supports development provided that the proposals meet certain requirements (discussed below).

1. Impact on application site

Policy 13(h) of the North Northamptonshire Core Spatial Strategy requires that developments be of a high standard of design, architecture and landscaping and respect and enhance the character of its surroundings. Para 17 of the National Planning Policy Framework requires the Local Planning Authority to seek to secure a high quality of design in new development,

As the application site is situated on a cul-de-sac spur off the main estate road the dwelling is not within a prominent visual location within the estate as a whole. It is, however, located within a "corner plot" situation such that it holds a visually

important position within that cul-de-sac, being clearly seen from two directions.

The two storey element proposed is located on an area presently mainly used as a yard area giving access to the rear of the property, and providing for various domestic storage facilities. This part of the proposal is set back from the main wall of the dwelling and has been nicely designed to harmonise with the existing dwelling.

The single storey element simply replaces the existing conservatory, and part yard area, and will not be seen from any public view point. Again it has been well designed to harmonise with the existing structure.

2. Impact on character of area.

The proposed two storey element, when viewed from the front, will inevitably close down some of the open-ness presently existing between the application dwelling and the landscaped amenity area adjacent. There will remain, however, a clear open area before the dwellings to this side are reached such that the proposal will not substantially alter the character of the area; and so is considered acceptable.

Equally, the proposed side elevation, which will be seen from the adjacent private driveway and dwellings located there, will be little different than the existing side gable and accordingly will have virtually no impact on this part of the character of the area.

Replacing part of the existing varying height boundary fence with part of the side wall of the proposal should improve the visual appearance of the area.

3. Impact on neighbours' reasonable amenity.

Policy 13(l) of the North Northamptonshire Core Spatial Strategy requires that development will not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking. Paragraph 17 of the National Planning Policy Framework states planning should 'always seek to secure ... a good standard of amenity for all existing and future occupiers of land and buildings.'

The proposal will have a small utility window in its ground floor and a bathroom window at first floor within its front elevation. Neither of these will have any real impact on the dwelling opposite (which has its side gable facing the proposal in any event). Only a limited impact will be made on the attached number 28 where the proposal basically replaces an existing structure (the slightly increased depth of the proposal will now coincide with the depth of the neighbour's conservatory). Although now on the mutual boundary the proposal will have little additional impact on the neighbour's conservatory than the present fencing. Accordingly there will be no undue domination between these two properties and since number 28 is to the South of the proposal, no loss of light. As the proposal is single storey at this point there will be no over-looking.

Equally the impact on number 31, to the side but facing the side gable of number 29, will be minimal – there will be no domination or loss of light due to the separation distance between the two properties. As no windows are proposed in the new side gable no overlooking will be introduced (in fact, it will be reduced since there is

currently a first floor window in the existing side elevation).

The dwellings to the rear are situated some distance away on higher ground and the proposal will have virtually no impact on those dwellings or the occupiers' amenity.

4. Retained Facilities.

The proposals will not reduce the amount of private open space (rear garden) available to the dwelling and this element is considered to remain acceptable, despite the extra bedroom being created.

Policy 13 (d) of the North Northamptonshire Core Spatial Strategy requires development to have a satisfactory means of access and provide for parking, servicing and manoeuvring of vehicles. Removing the existing fence and gate from across the driveway as proposed will, in fact, return the on site parking facilities to two as was originally granted. This number of spaces is considered satisfactory for the proposed enlarged dwelling.

. Policy 13(n) requires development not to have an adverse impact on the highway network or to prejudice highway safety. The submission will not change the present situation and which is satisfactory.

Conclusion

The development is considered to have an acceptable impact on the character of the area and the amenity of neighbours. The proposed addition harmonises well with the existing dwelling. The application is therefore in accordance with Policies 1 and 13 of the North Northamptonshire Core Spatial Strategy and Section 7 of the National Planning Policy Framework.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Trevor Feary, Development Officer on 01536 534316