

BOROUGH OF KETTERING

Committee	Full Planning Committee - 18/11/2014	Item No: 5.9
Report Originator	Andrew Smith Senior Development Officer	Application No: KET/2014/0712
Wards Affected	Rothwell	
Location	26 Meadow Road, Rothwell	
Proposal	Full Application: Two and single storey side extensions	
Applicant	Mr D Daniels	

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 and details shown on approved plan 14/10/1, received by the Local Planning Authority on 15th October 2014.

REASON: In the interest of securing an appropriate form of development 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.

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

Officers Report for KET/2014/0712

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

3.0 Information

Relevant Planning History

No recent or relevant planning history at the site.

Site Description

Officer's site inspection was carried out on 05/11/2014

The site constitutes a two-storey semi-detached property of red brick construction located within a residential area of Rothwell. The property fronts Meadow Road and is served by both front and rear garden areas. The property is also served by a front driveway of sufficient size to accommodate up to two parked vehicles. The property's main entrance is positioned within a single-storey, flat-roofed element of the property – this is positioned to the eastern side of the site and is setback approximately 3m behind the main front building line of the property.

Proposed Development

It is proposed that the property's existing single-storey features (located to the eastern side of the property) are removed from the site and replaced by a two-storey side extension of 4m in width. This would be supplemented by a further single-storey porch to be attached to the eastern side of the proposed extension. The proposed extension and porch would be afforded pitched roofs and be constructed in brick work and concrete tiles to match existing.

Any Constraints Affecting The Site

Non-applicable

4.0 Consultation and Customer Impact

Rothwell Town Council

No objection

Neighbours

One letter of objection received from 3 Marlow Close, which can be summarised as follows:

The proposed development would narrow the gap between the two houses situated at the bottom of the garden of 3 Marlow Close, which is currently wide enough to allow sufficient light into the garden and house of 3 Marlow Close.

5.0 Planning Policy

National Planning Policy Framework

Paragraph 17 – Core Planning Principles

Policy 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. Principle of Development
2. Design and Visual Impact
3. Residential Amenity
4. Highways

1. Principle of Development

Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and the highway network.

The site is located within Rothwell's settlement boundary and the scheme therefore complies with Policy 1 of the Core Spatial Strategy. The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

2. Design & Visual Impact

It is considered that the proposed development would be of acceptable design. The proposed works have been designed to be of complimentary appearance when compared to the existing dwelling. The proposed dual-pitched roof elements would be set at the same pitch and orientation as the main roof. In addition, the front building line of the extension would be set slightly behind the front building line of the existing dwelling, which would mean the ridge would be set slightly beneath the existing ridge height and would allow the extension to avoid being unduly prominent – it would appear subservient to the main dwelling. A planning condition should be applied to any approval to ensure that all new external-facing materials are selected to match existing.

The works would be to a currently unaltered pair of semi-detached dwellings. There is a mix of different dwelling types in the area, which are set on a variety of different alignments. In this context it is not considered that the proposed works would either interrupt or adversely

affect the built rhythm of Meadow Road. It is considered that the scheme complies with Policy 13 (h) the North Northamptonshire Core Spatial Strategy in terms of design.

3. Residential Amenity

A letter of objection to the application has been received from the occupant of 3 Marlow Close, which is located directly to the north of the application site. The rear elevation of 3 Marlow Close faces the rear of the application site. The objection contends that the erection of the proposed extension would diminish the amount of light that would serve the garden and dwelling of 3 Marlow Close.

In this instance it is considered that the proposed extension would not adversely affect the amenity of the occupants of 3 Marlow Close. The extension would be set approximately 21m away from the rear elevation of 3 Marlow Close. The extension would not be overshadowing nor overbearing given the separation distance that would be achieved. A separation distance of at least 2m would be maintained to the eastern side boundary of the application site (which bounds the rear garden of 3 Marlow Close); neighbouring amenity would not be unduly affected by the development. As a further note, the topography of the area slopes gently down from north to south – the application site therefore is set at a slightly lower level than 3 Marlow Close, this would further assist in guarding against any overbearing / overshadowing effects of development.

The scheme would not provide sensitive overlooking opportunities. The new window openings to be created would not provide views that are not already available from within the property. The scheme complies with Policy 13 (l) of the Core Spatial Strategy.

4. Highways

No alterations would be made to existing vehicular access arrangements. The front driveway would be slightly reduced in length by virtue of the newly extended footprint of the property. There would still be, however, sufficient space available within which to park up to two vehicles. These arrangements are considered to be acceptable and in compliance with Policy 13 (d) of the Core Spatial Strategy.

Conclusion

The impact of the proposed development upon the character and appearance of the original dwelling and surrounding area, upon residential amenity and highway safety is considered to be acceptable and in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy and the guidance contained within the National Planning Policy Framework.

**Background
Papers**

Title of Document:

Date:

Contact Officer:

Andrew Smith, Senior Development Officer on 01536
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Previous Reports/Minutes

Ref:

Date: