

BOROUGH OF KETTERING

Committee	Full Planning Committee - 16/12/2014	Item No: 5.5
Report Originator	Alan Davies Development Officer	Application No: KET/2014/0682
Wards Affected	Rothwell	
Location	34 Littlewood Street, Rothwell	
Proposal	Full Application: Demolition of existing single storey rear extension and erection of new full width rear extension	
Applicant	Mrs F Clarke	

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. 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 and west elevations of the extension hereby approved.

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.

4. The development hereby permitted shall not be carried out other than in accordance with the amended plan number DS/138-PL-02 Rev A.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 13 of the North Northamptonshire Core Spatial

Strategy.

Officers Report for KET/2014/0682

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

3.0 Information

Relevant Planning History

KET/1992/0192 – Conversion of loft. Approved 23/03/1992.

Site Description

Officer's site inspection was carried out on 24/10/2014.

The application property is a semi-detached dwelling on the south side of Littlewood Street, Rothwell. It is within an area of predominantly Victorian red brick terraces. This particular dwelling is constructed of red brick at ground floor and is rendered at first floor. There is a 2 metre wide gap to the west of the dwelling with 2 alleyways serving the rear gardens of the application property and no. 32. The application property is a two storey dwelling, although the loft has been converted with a large flat-roof dormer. Therefore due to this alteration, in combination with the slope on site (the land slopes down in a southern direction), the rear of the application property appears as a 3 storey dwelling. There is an existing pitched roof single storey extension on the rear elevation of the original dwelling. There is a door on the south elevation of this element which accesses a raised decking area. With the exception of the west (side gable) elevation all other elevations of the dwelling have white uPVC fenestration.

Proposed Development

It is proposed to demolish the existing raised decking area and single storey rear extension and replace it with a larger flat roof single storey extension. The extension will have two roof lanterns and a set of 3 French doors on the rear (south) elevation. The west elevation of the extension will be blank. Due to the fall in land levels the southern wall of the extension will measure 3.5 metres from ground level.

Any Constraints Affecting the Site

None.

4.0 Consultation and Customer Impact

Town Council

No objection.

Neighbours

Two objections have been received from neighbouring residents which raise concerns about loss of light to habitable rooms, loss of privacy and the change to the character of the area.

5.0 Planning Policy

National Planning Policy Framework

Policy 6. Delivering a wide choice of high quality homes

Policy 7. Requiring good design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

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. Residential amenity
3. Design, character and appearance

1. Principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine applications for planning permission in accordance with the Development Plan, if regard is had to the plan, unless material considerations indicate otherwise. In this case it is Policy 13 of the North Northamptonshire Core Spatial Strategy that is the main policy of the plan. Policy 13 seeks to achieve high standards of design and to protect the amenity of the surrounding area. It is considered that this proposal will achieve the aims and objectives of Policy 13 and this is demonstrated in detail in subsequent sections of this report.

National planning guidance, in the form of Sections 6 and 7 of the National Planning Policy Framework, seeks to provide a wide range of housing that achieves a high standard of design. It is considered that this proposed extension accords with the aims and objectives of Sections 6 and 7 of the National Planning Policy Framework, which is demonstrated in further detail below.

2. Residential amenity

The proposal is for a single storey flat roof extension. It will therefore be limited in its impact upon the neighbouring dwellings by virtue of its

height, which is a maximum of 3.5 metres high from the lowest part of the site that it is to be built on. As the land slopes downhill in a southern direction from the rear elevation the impact of the extension will be more noticeable at its southernmost point. The impact of the bulk of the structure upon no. 36 to the east will be negligible as it is replacing an existing structure in the same location.

The impact upon no. 32 to the west will be more perceptible. However, there will be a 1 metre gap between the west elevation of the extension and the boundary fence. Whilst there will be some overshadowing of part of the rear garden of no. 32 during the morning it is not considered to be at a level that would be harmful or result in loss of light to any habitable rooms. In addition, under the General Permitted Development Order 1995 (as amended), the applicant could construct an extension on the boundary with a pitched roof with a height of 4 metres with eaves at 3 metres. This proposal measures 3.5 metres in height and is set back from the boundary by one metre and therefore this proposal will have no greater impact upon no. 32 in terms of loss of light or overbearing than an extension that could be constructed under permitted development.

At present there are 9 windows in total on the ground, first and second floors of the application property that overlook the rear of no. 32. The rear garden of no. 32 is therefore very overlooked at present. This proposal will result in the loss of 4 windows at ground floor that all look out directly onto the rear garden of no. 32 or into windows of no. 32. As the proposed west elevation of the extension is blank the level of privacy for the occupants of no. 32 will actually be improved. The rear elevation of the proposal will have 3 French doors which are to be located centrally to prevent any more overlooking of no's. 32 and 36 than at present. Only small sections of the rear garden of both properties will be overlooked from these 3 French doors.

Due to the difference in land levels between Littlewood Street and the rear gardens three steps down into the garden will be required for the extension. These steps will ensure that the occupants of the application property cannot sit or stand for long periods of time and overlook the rear gardens of the neighbours, which would of course be possible with a raised patio or decking. A condition removing permitted development rights to add opening to the west elevation of the extension is also proposed. Therefore it is considered that the proposal will accord with Policy 13 of the North Northamptonshire Core Spatial Strategy in respect of residential amenity.

3. Design, character and appearance

The proposal is for a single storey rear extension with 2 roof lanterns and 3 French doors on the rear elevation. The walls will be rendered to match the existing dwelling. Therefore it is a relatively simple design that will not impact the character of Littlewood Street whatsoever as it

will not be visible from Littlewood Street. A very small part of the eaves may be visible from a small area of Ragsdale Street to the east due to the different in land levels. However, this will not have an impact upon the character or appearance of the surrounding area and therefore the proposal is considered to be designed appropriately for its location. As such the design accords with Sections 6 and 7 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy.

Conclusion

The proposal accords with national and local planning policy, is an appropriate design for its location and will not result in any more detriment to the amenity of neighbouring residents than at present. As a result the proposal is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Alan Davies, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: