

BOROUGH OF KETTERING

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| Committee | Full Planning Committee - 20/01/2015 | Item No: 5.6 |
| Report Originator | Amy Prince Assistant Development Officer | Application No: KET/2014/0761 |
| Wards Affected | St. Michaels and Wicksteed | |
| Location | 2 Stratfield Way, Kettering | |
| Proposal | Full Application: Two storey side extension. Demolition of existing garage and replacement detached garage | |
| Applicant | Mr J Mitchener | |

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(h) of the North Northamptonshire Core Spatial Strategy.

3. The window at first floor level on the north-east elevation shall be obscurely glazed to or equivalent to level 3 within the Pilkinton range of textured 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(l) of the North Northamptonshire Core Spatial Strategy

Officers Report for KET/2014/0761

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

3.0 Information

Relevant Planning History

None

Site Description

Officer's site inspection was carried out on 04/12/2014

The application site is situated to the south-east of Kettering town centre and located in a residential street close to the junction of Stratfield Way and Holdenby.

The application site contains a two storey detached dwelling with detached single garage. The dwelling and garage are both constructed of buff red brick with gable roofs covered by concrete tiles and white uPVC doors and windows. The property sits mid plot with a garden to the rear and a large area of hard standing to the front which is enclosed on the north-east and south-east side by 1.8 close boarded fence. Both fences are shared boundaries with neighbouring properties rear gardens.

The property is set back from Stratfield Way and is accessed by a private access road leading off Stratfield Way which joins the Stratfield Way close to the corner with Holdenby and across the front of 3, 4 and 5 Stratfield Way.

The existing building's principle elevation faces south-east toward the flank of 3 Stratfield Way. The north-east flank of the dwelling faces the rear of two detached properties of 8, 9 and 10 Stratfield Way. The south-west flank sits directly alongside 1 Stratfield Way.

The property is mostly clearly visible from Holdenby and is set a lower land level than the road. The application site and the road are separated by a grass verge, shared access road and 1 Stratfield Way.

The neighbouring properties are constructed of similar materials with similar designs.

Proposed Development

This application seeks permission for the demolition of the detached single garage and erection of a two storey side extension.

The plans which were originally submitted with this application have been revised to remove the garage which previously was proposed on the hard standing to the front of the property and reduce the ridge height of the two storey side extension from 7.15m to 6m by incorporating the first floor as dormer windows to reduce the impact of the development

on neighbouring properties.

Any Constraints Affecting The Site

Flood Plain

4.0 Consultation and Customer Impact

Parish/Town Council

No comments received

Neighbours

Five objections have been received from five neighbouring properties. The comments object to the application on the following grounds:

- Overshadowing of garden.
- Overbearing impact on garden use.
- Loss of privacy to garden
- Increase in noise due to proposed side door and ventilation system in bathroom.
- Design, including height and position.
- Not in character with the rest of the development.
- Reduction of parking
- Reduction of landscaping
- Concern regarding property safety as it would be hidden behind the proposed garage. (Note the garage has been removed from the scheme.)
- Construction disturbance on shared driveway.

Revised plans have been received during the application these are currently out for further consultation the period for receipt of comments end on 14th January and additional comments received will be provided to members via an update prior to the Planning Committee.

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 1. Strengthening the Network of Settlements

Policy 13. General Sustainable Development Principles

Local Plan for Kettering Borough

35. Housing: Within Towns

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. The Principle of Development
2. Character and Appearance
3. Residential Amenity
4. Parking and Highway Safety

1. The Principle of Development

Paragraph 49 of the National Planning Policy Framework states that applications for housing should be considered in the context of the presumption in favour of sustainable development.

The application site is located within an established residential area and is within the town boundary, as defined by Policy 1 of the Core Spatial Strategy and Policy 35 of the Local Plan for Kettering Borough.

Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of extensions and alterations to existing dwelling houses provided there is no adverse impact on character and appearance, residential amenity or highway safety. The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

2. Character and Appearance

The local area is characterised by modern residential development. The neighbouring properties are of similar design and similar materials. The application site is situated at the end of private access road off Stratfield Way but is predominantly visible to the public realm from Holdenby. It is located within a corner plot with the proposed side extension being located on the north-east flank away from the road.

The application for the two storey side extension has been revised to include dormer windows at first floor level, this style of dormer window is also seen on the neighbouring property of 1 Stratfield Way. The proposal will match both the front and the rear building lines of the existing dwelling and providing it is constructed of material to match the proposal's design it will sit comfortably as a subservient feature to the main dwelling.

As such it is considered that provided a condition is added for the construction material to match that of the existing building it is not considered that the proposed extension will have an adverse impact on

the character and appearance of the area and is therefore considered in accordance with Policy 13 (h) of Core Spatial Strategy.

3. Residential Amenity

Policy 13(l) of the North Northamptonshire Core Spatial Strategy requires new development not to result in an unacceptable impact on the amenities of neighbouring properties.

The principle elevation of the proposed extension will face the flank and rear garden of 3 Stratfield Way. There is a large area of hardstanding with a separation distance of 13m between the built form. No.3 has a single obscurely glazed window at first floor level which appears to service a bathroom. As such the proposed development is not deemed to impact the residential amenity of No.1 through overlooking.

The north-east flank of the proposed development faces toward 8 and 9 Stratfield Way. The rear garden boundary fence of No.9 sits alongside the current single garage of the application site. The existing garage sits directly next to the boundary with a ridge height of 3.7m. The proposed two storey extension has a ridge height of 6m and sit 0.5m away from the boundary edge, this has been reduced from the original proposal submitted which had a ridge height of 7.15m. It is acknowledged that due to the orientation of the properties the gardens to the north will experience some loss of sunlight however there is a minimum separation distance of 11m at the closest point from the dwelling on No. 9 to the proposed extension and as such there will be minimal effect on these dwellings.

The north-east elevation is proposed to contain a door at ground floor level and a window at first floor level which will service an en-suite bathroom. Concern has been raised by neighbouring properties in regard to being overlooked and the noise emitted from these. In order to protect privacy it is recommended that a condition is added to any permission requiring the window to be obscurely glazed and top opening only. Considering the existing dwelling's location there is not deemed to be an increase in noise.

The rear elevation will face toward the rear garden of No.10 however the impact is reduced by the existing garage of No.9 which is located between the properties.

1 Stratfield Way is not deemed to be negatively impacted as it is separated from the extension by the main dwelling on the application site.

Bearing the above in mind and considering the reduced ridge height of the proposal it is not considered to have an unacceptable impact on amenity in terms of overbearing impact, overshadowing or loss of privacy to neighbouring properties and is therefore considered to be in accordance with Policy 13(l) of the Core Spatial Strategy.

4. Parking and Highway Safety.

Concerns have been raised by neighbouring properties in regard to the reduction in parking. The application site currently has a single garage and large area of hard standing in front of the property which has space for at least 2 cars.

Although the proposal removes a single garage it is considered that there is adequate parking available on the hard standing in front of the dwelling.

The proposal is therefore considered to be in accordance with Policy 13(d) of the Core Spatial Strategy.

Conclusion

The proposal is considered to satisfy national and local planning policy. It is appropriately designed and will not impact the neighbouring properties. As such it is my recommendation that planning permission should be granted subject to the recommended conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Amy Prince, Assistant Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date: