

BOROUGH OF KETTERING

Committee	Full Planning Committee - 20/01/2015	Item No: 5.7
Report Originator	Duncan Law Development Officer	Application No: KET/2014/0779
Wards Affected	Ise Lodge	
Location	9 Carisbrooke Close, Kettering	
Proposal	Full Application: Single storey side and rear extension	
Applicant	Mr P Randall	

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. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the visual amenities of the area 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 southern elevation or roof plane of the extension hereby permitted.

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.

Officers Report for KET/2014/0779

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

3.0 Information

Relevant Planning History

KE/2001/0231 Proposed tandem garage and change of use from amenity space to garden area

Site Description

Officer's site inspection was carried out on 23/12/2014

The property is a large detached dwelling of red brick under a concrete tile roof built in the late 1970's. A rendered porch and full height square bay windows add a touch of modernity to the property. The house occupies a corner plot thereby benefiting from a large rear and side garden area that is principally laid to lawn although there is a detached single garage, patio area and a hot tub within. This area is bounded by 1.8m close boarded fencing with areas of vegetative screening. There is an area of hard standing to the front for off street parking spaces for up to 4 cars. There is a drop in land levels to the properties to the south.

Proposed Development

Single storey side and rear extension

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Neighbours

51 Richmond Avenue – object to full height window in southern elevation as overlooks bedroom window

5.0 Planning Policy

National Planning Policy Framework

Paragraph 17 – Core planning principles
Section 7 – Requiring good design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1. Strengthening the networks of settlements

Policy 9. Distribution and location of development

Policy 13. General Sustainable Development Principles

Local Plan

35. Housing: Within Towns

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

Policy 6 of the National Planning Policy Framework (NPPF) requires Local Planning Authorities to take a positive approach to proposals for residential development and to consider applications for housing in the context of the presumption in favour of sustainable development. Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of extensions to residential properties provided there are no resultant injurious impacts on character and appearance, residential amenity and parking and highway safety. The dwelling is located within the town boundary of Kettering, as defined by Policy 35 of the Local Plan, in an established residential area.

The principle of development for this proposal is therefore established subject to the fulfilment of the development plan criterion as below.

2. Residential amenity

Paragraph 17 of the NPPF states that planning should always seek a good standard of amenity for all existing and future occupiers of land and buildings and policy 13 (l) of the CSS states that development should not result in an unacceptable impact on the amenity of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

The key issues are loss of light and overlooking resulting from the development. The new development has been focussed on the rear and eastern side elevation of the host property and will be only partially visible when viewed directly from the public realm. Subsequently the impact of the street scene is minimal. The separation distances to surrounding properties to the north, east and west are more than sufficient to negate any adverse amenity impacts. The development has the greatest propensity to affect the neighbour to the south and indeed an objection was received from 51 Richmond Avenue expressing concerns that the full length window in the southern flank of the extension would offer views into a rear first storey bedroom. The drop in land levels to the south is pronounced which may increase the perception of being overlooked. This objection has been carefully considered during the application process and it is concluded that there

is a sufficient separation distance between the proposed window and the bedroom window of the objector (27 metres) to negate any direct and harmful views. The position of the detached garage, a shed and vegetative screening between the two windows also counteracts any injurious impact resulting from the extension. It also has to be considered that the position of the proposed window will not offer any additional or new views into the objector's first floor rear windows than those that are currently enjoyed by users of the applicant's rear garden.

In relation to the location of the extension, neighbouring properties and the orientation of the site, the proposal will not lead to a significant degree of additional overshadowing or overlooking. For the reasons given above, the proposed scheme is acceptable and conforms to policy 13(l) of the North Northamptonshire Core Spatial Strategy which requires that development should not result in an unacceptable impact on the amenities of neighbouring properties.

3. Design, character and appearance

Policy 7 of the NPPF requires good design and Policy 13 of the CSS requires new development to raise standards, be of a high standard of design and architecture; to respect and enhance the character of its surroundings; and to create a strong sense of place by strengthening distinctive historic qualities and townscape through its design. The side extension will wrap around the southern flank of the applicant property and when complete, will not diminish the form or result in an increase in the bulk of the host dwelling. As it is a single storey structure, the rhythm of the streetscape pertaining to the views between properties will remain relatively consistent. The proposal includes design elements that respect the character of the existing dwelling with window materials and design that are in proportion to the existing. Furthermore, a condition is to be added to any permission requiring materials used for the weather boarding, rain water goods and render to match the materials of the host property to create an appropriate visual relationship.

The extension when compared to the host dwelling is not disproportionate and therefore complies with Policy 7 of the National Planning Policy Framework which requires good design and Policy 13 (h) of the North Northamptonshire Core Spatial Strategy which requires development to respect and enhance the character of its surroundings.

Conclusion

The proposed development is in compliance with both national and local planning policies, with no other material considerations outweighing this. The application is therefore recommended for approval, subject to conditions.

**Background
Papers**

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Duncan Law, Development Officer on 01536 534316