

BOROUGH OF KETTERING

Committee	Full Planning Committee - 10/02/2015	Item No: 5.9
Report Originator	Andrew Smith Senior Development Officer	Application No: KET/2015/0004
Wards Affected	Desborough St. Giles	
Location	13 Millholm Road, Desborough	
Proposal	Full Application: Garage conversion to habitable room. New detached garage	
Applicant	Mr D Maycock	

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 referenced as follows: KET/2015/0004/1; Ket/2015/0004/2; Des-78-1/4; Des-78-2/4; Des-78-3/4; Des-78-4/4.

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

3. As indicated upon the approved Site Layout (Des-78-4/4) development shall be implemented in conjunction with the retention of the existing landscaping features that are in place to the frontage of the site (annotated as 'conifer screening' and 'red robbin bushes' upon the Site Layout).

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

4. 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 dwelling.

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

Officers Report for KET/2015/0004

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

3.0 Information

Relevant Planning History

KET/2011/0128 Roof alterations and insertion of window to side elevation (Approved subject to conditions)

KET/1979/0553 Extension to front of dwelling (Refused)

DU.67.43 Dwelling and garage (Approved subject to conditions)

Site Description

Officer's site inspection was carried out on 16/01/2015.

The site constitutes a detached, two-storey, residential premise located within a residential area of Desborough. It is afforded an integral single garage to its frontage in addition to a spacious paved front driveway. The driveway abuts a front garden area that is bound by a conifer hedgerow (1.8m in height) to its eastern side and a row of bushes (1.2m) to Millholm Road to the south.

Proposed Development

The proposed development consists of the conversion of the property's integral garage to a home office. These conversion works would include the provision of a dual-pitched roof to replace the existing flat-roof structure that is in place. Furthermore, the scheme involves the construction of a new standalone single brick garage (with a dual-pitched roof) to the front of the site. This would measure 4.5m in width, 5.5m in length, 2.25m in eaves height and 3.8m in full height. It is proposed that the garage be setback 1m from the back of Millholm Road and be orientated to face the existing entrance to the site; a small area of new block paving would be created to serve the garage and link to the existing driveway.

Any Constraints Affecting the Site

None.

4.0 Consultation and Customer Impact

Desborough Town Council: No objection.

Neighbours: Notification letters were sent out to close proximity occupiers and a site notice was erected adjacent to the site – 2no. responses were received (from No. 19 and 21 Millholm Road) and can be summarised as follows:

- The estate was built as open plan in the 1970s; the newly proposed garage would ruin this concept and be in breach of the common deeds of the estate.
- The proposed garage's prominent position to the front of the plot would not be in keeping with surrounding properties.

Notwithstanding the above reported responses, the consultation period expires on 6th February 2015. Any further responses received post the publication of this report shall be reported to Planning Committee by way of an update.

5.0 Planning Policy

National Planning Policy Framework

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

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
2. Design & Visual Impact
3. Access & Parking
4. Residential Amenity

1. Principle

The scheme would result in residential extensions being built within the settlement boundary of Desborough and within an area typified by residential properties. The scheme therefore complies with Policy 1 of the Core Spatial Strategy.

2. Design & Visual Impact

The visual impact of the proposed conversion works to the property's frontage would be acceptable. The works would take place within the footprint of the existing integral garage. This area of the site is setback from Millholm Road; the works would not be visually prominent in this context, particularly given that external facing materials would be selected to match the existing house.

It has been commented via consultation responses that the original estate was constructed with an open plan concept and that the newly proposed garage would break with this concept by virtue of its placement to the frontage of the plot. It is true that the newly proposed garage would be readily visible from Millholm Road because of this forward placement.

It should however be noted that there are a variety of different property types in existence within the immediate area (i.e. detached, semi-detached and terraced

units). Properties are set on a variety of orientations and building lines. In this context there is not a strongly defined built rhythm to this part of Millholm Road (particularly along its northern side), which the placement of a garage could hold the potential to adversely impact upon.

The property to the east (No. 15 Millholm Road) is set on the same alignment as No. 13 (application site), i.e. facing westwards, and is therefore afforded a long side boundary with Millholm Road. There is a timber-constructed outbuilding contained within the rear garden of No.15. This outbuilding is of a similar height and scale to that of the garage that is proposed within the application site (i.e. it has an eaves height of approximately 2 - 2.25m). Furthermore it is setback behind a 1.8m high close-boarded fence treatment of relatively stark appearance that is set approximately 1m - 2m back from Millholm Road.

The proposed garage would be positioned behind an existing low-level (1.2m in height) row of bushes that would be retained to Millholm Road as part of the application. This vegetation, although set at a low level, would serve an important function in terms of softening the visual impact of the newly proposed structure. There is also strong conifer screening in place to the eastern and western side boundaries of the site. This screening ranges from 2m to 3m in height and also provides an important function in terms of shielding views of the property's existing front garden area when approaching the site from either side.

It is considered that the garage – when factoring its setback position of 1m from the highway edge – would be acceptable in design and visual impact terms. In the interests of visual amenity, a planning condition should be applied to any consent to ensure the continued retention of the row of bushes along Millholm Road. The scheme is considered to be compliant with Policy 13(h) of the Core Spatial Strategy.

It has also been commented via consultation responses that the proposed garage would be in breach of the common deeds of the estate, which restricts development beyond the front wall of dwellings that abut a road to their frontage. The property deeds of the estate do not constitute a material planning consideration in this case. Furthermore, there is no such open-plan restriction in place when referencing the original planning consent for the estate (DU.67.43).

3. Access & Parking

No alterations are proposed to the existing vehicular access point to the site. This is a wide access of some 6m in width. The driveway would be supplemented by an additional area of block paving (approximately 12 sq. m.) to serve the entrance to the newly proposed garage. This would offer additional circulatory space within the site in the interests of highway safety in compliance with Policy 13 (n) of the Core Spatial Strategy. Furthermore, there would be no net loss of car parking on site by virtue of the construction of a replacement garage as part of the scheme.

4. Residential Amenity

The proposed scheme would safeguard the amenities of neighbouring properties by virtue of the appropriate scale and placement of the proposed works in compliance with Policy 13 (l) of the Core Spatial Strategy.

Conclusion

The proposed development would respect the character and appearance of its surroundings, would safeguard surrounding residential amenity and would not prejudice highway safety in compliance with Policies 1 and 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 534316

Previous Reports/Minutes

Ref:

Date: