

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 10/02/2015</b>	<b>Item No: 5.10</b>
<b>Report Originator</b>	<b>Marie Down Development Officer</b>	<b>Application No: KET/2015/0017</b>
<b>Wards Affected</b>	<b>St. Michaels and Wicksteed</b>	
<b>Location</b>	<b>29 Bryant Road, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Two storey rear extension and side gable extension</b>	
<b>Applicant</b>	<b>Mr L Sayers</b>	

### 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. The window in the side gable extension shall be non-opening and glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the amenity and privacy of the occupiers of the adjoining property in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

4. 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 either roof plane of the two storey rear extension.

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/2015/0017**

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

### **3.0 Information**

#### **Relevant Planning History**

KET/2006/0058 – Single storey rear extension measuring 3.6m x 1.65m x 2.44m – Confirmed as Permitted Development

#### **Site Description**

Officer's site inspection was carried out on 21/01/2015 and site inspection from the neighbouring property, No. 31 Bryant Road, was carried out on 27/01/2015. The application site comprises a semi-detached bay fronted bungalow constructed of red brick with render to the front elevation. There is a single storey flat roofed extension to the rear of the property which according to the planning history benefited from permitted development. This extension infills the gap between the original stepped rear elevation and the boundary with the adjoining semi-detached property, No. 27 Bryant Road. No. 27 has also benefited from a number of extensions including a front and rear dormer extension and a single storey flat roof rear extension, similar to that of the application site, with a conservatory attached. No. 31 Bryant Road has a conservatory attached to its rear elevation and its garage adjoins the boundary with the application site. There is a slight difference in levels between the application site and No. 31 with the application site on higher ground. Properties in the vicinity of the site comprise a mix of two storey semi-detached properties and semi-detached bungalows. The bungalows are all of a similar style and character to the application dwelling with many having benefited from extension in the past.

#### **Proposed Development**

The proposal involves a two storey rear extension (incorporating a first floor dormer) and side gable extension.

#### **Any Constraints Affecting The Site**

None.

### **4.0 Consultation and Customer Impact**

#### **Neighbours**

One objection received from the occupiers of No. 31 Bryant Road on the following grounds:

- The window in the side elevation will overlook the kitchen, conservatory and bathroom of No. 31 Bryant Road.
- The window in the rear elevation will overlook the garden.
- The extension will block light to the kitchen, conservatory and garden.
- Concern regarding the proximity of the extension to the garage of No. 31 Bryant Road.
- Concern regarding disposal of rainwater.

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Policy 7 – Requiring Good Design

### **Development Plan Policies**

### **North Northamptonshire Core Spatial Strategy**

Policy 13 – General Sustainable Development Principles

### **Local Plan**

Policy 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. Design and Impact on Character
3. Impact on Neighbouring Amenity

### **1. Principle of Development**

The application site is located to the south of the town centre, within the town boundary of Kettering as defined by Policy 35 of the Local Plan. National planning policy and policies in the development plan support extensions and alterations to residential properties subject to the satisfaction of the development plan criteria. Policy 13 of the North Northamptonshire Core Spatial Strategy supports extensions to residential properties provided there is no adverse impact on character and appearance or neighbouring amenity. The proposal is therefore acceptable in principle, subject to the satisfaction of the development plan criteria as discussed below.

### **2. Design and Impact on Character**

Policy 7 of the National Planning Policy Framework (NPPF) requires good design while Policy 13 (h) of the CSS requires development to be of a high standard of design and to respect and enhance the character of its surroundings. The proposal involves a two storey rear extension along with a side gable extension. The proposed rear extension will not be visible from the public realm and as such provided the materials used match those of the existing dwelling there will be no impact on the character and appearance of the dwelling itself or the wider area. As outlined above the application dwelling is a semi-detached bungalow located in an area which is characterised by pairs of bungalows and two storey semi-detached properties. The bungalows are all of a similar style and character to the application dwelling although many have benefited from extension in the past. In particular, the adjacent semi-detached property, No. 27 Bryant Road, has a dormer window to its front roof slope. The addition of a side gable to the application dwelling will not be

visually prominent in the street scene and as such the proposal is acceptable in design terms and complies with Policy 7 of the NPPF and Policy 13 (h) of the CSS.

### 3. Impact on Neighbouring Amenity

Policy 13 (l) of the CSS requires development not to result in an unacceptable impact on neighbouring amenity by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking. An objection has been received from the occupiers of No. 31 Bryant Road on the grounds that the window in the side elevation will overlook their kitchen, conservatory and bathroom. However, this window will serve a landing and the proposed plans indicate that the window will be obscure glazed and as such there will be no impact on the occupiers of No. 31 in terms of overlooking. A condition will be applied requiring the window to be obscure glazed, fixed shut and permanently retained in that form.

Concern has also been expressed that the proposed window at first floor level in the rear elevation will overlook the garden of No. 31 Bryant Road. However, the application dwelling is set back further in its plot than No. 31 such that any view from this window will be towards the bottom of the garden of No. 31. The window will not provide any views of the amenity space immediately adjacent to the rear of No. 31 and as such the impact is not of a significance to warrant a refusal of planning permission in this instance.

An objection has also been raised on the grounds that the proposed extension will block light to the kitchen, conservatory and garden of No. 31 Bryant Road. However, the application site is located to the north east of No. 31 and given the path of the sun the proposal will not adversely impact on their garden or conservatory. The kitchen window is north east facing and as such the level of light it receives is already limited. This situation will not be worsened by the proposal. The proposed extension will be situated between 2 and 3 metres from the boundary with No. 31 and as such there will be no impact on their garage which adjoins this boundary.

The proposed extension will be set back from the boundary with No. 27 Bryant Road by approximately 0.7 metres. As outlined above No. 27 benefits from a number of extensions including a single storey flat roof rear extension with a conservatory attached. The proposed extension will fall roughly in line with the extended rear elevation of No. 27. Given the orientation of the properties in relation to the path of the sun No. 27 may experience a marginal degree of overshadowing in the late afternoon as a result of the development. However, given that the extension has been set back from the boundary with No. 27 and that its roof has been designed to slope away from No. 27 it is considered that the impact will not be of a significance as to warrant a refusal of planning permission in this instance. No windows are proposed in the side elevation or roof slope of the extension facing No. 27 and as such there will be no impact in terms of overlooking. A condition will be added removing permitted development rights to insert future opening in the roof slopes of the extension. As such it is considered that the proposal complies with Policy 13 (l) of the CSS.

**Conclusion**

The proposal complies with national policy and policies in the development plan. It raises no adverse impacts in respect of character and appearance and no significant detrimental amenity impact which would warrant a recommendation for refusal. The application is therefore recommended for approval subject to conditions.

**Background Papers**

Title of Document:

Date:

Contact Officer:

Marie Down, Development Officer on 01536 534316

**Previous Reports/Minutes**

Ref:

Date: