

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 07/04/2015</b>	<b>Item No: 5.6</b>
<b>Report Originator</b>	<b>Duncan Law Development Officer</b>	<b>Application No: KET/2015/0022</b>
<b>Wards Affected</b>	<b>Queen Eleanor and Buccleuch</b>	
<b>Location</b>	<b>1 Battle Close, Cranford</b>	
<b>Proposal</b>	<b>Full Application: Two storey rear extension and conversion of garage to habitable room</b>	
<b>Applicant</b>	<b>Mr G Wright</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 development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown on drawing number S01 Rev C received by the Local Planning Authority on 10th March 2015.

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/2015/0022**

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

### **3.0 Information**

#### **Relevant Planning History**

KET/2014/0668 - Two storey rear extension - Withdrawn

KET/1987/0094 – Erection of semidetached dormer bungalows with integral garage – approved – 01/05/1987

#### **Site Description**

Officer's site inspection was carried out on 21/11/2014

Battles Close is a fairly recent development of 3 properties in a cul-de-sac accessed from the High Street via a shared drive to the front. The development is set back from the main highway and so does not contribute to the historic feel of Cranford. Number 1 is the southern element of a pair of dormer semi-detached bungalows, with number 3 being detached. It is of a stone construction with brown wooden windows under a concrete tile roof. It is of a dormer design with front and rear projecting dormer window and an integrated garage. There is a single storey part stone conservatory to the rear located in the triangular shaped rear garden that is bounded by on two sides by 1.8m close boarded fencing. The remaining boundary is a single wire fence overlooking a small pasture field rented by the occupant from the Cranford Estate. The nearest residences are the listed stone cottages of 19-27 High Street that occupies higher land than those on Battles Close.

#### **Proposed Development**

Two storey rear extension and conversion of garage to habitable room

#### **Any Constraints Affecting the Site**

Conservation Area

Listed Building Curtilage

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

#### **Parish/Town Council**

No comments received

#### **Neighbours**

An objection was received from 31 High Street focusing on:

Original plans

- Impact on privacy
- Impact on the setting of a listed building

- Impact of the appearance of conservation area

Amended plans

- Impact on privacy due to large rear upper floor window
- Impact on the setting of a listed building

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Paragraph 17 – Core planning principles

Policy 6 - Delivering a wide choice of high quality homes

Policy 7 – Requiring good design

Policy 12 – Conserving and Enhancing the Historic Environment

### **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. Design and Character
3. Impact upon the Conservation Area/setting of a listed building
4. Residential Amenity
5. Parking and Highway Matters.

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

The site is located in an established residential area within the village boundary of Cranford. Development plan policies are supportive of extensions to residential properties subject to the satisfaction of certain criteria to be discussed below. Policy 13 of the North Northamptonshire Core Spatial Strategy supports extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and highway safety. The principle of development for the proposal to extend and alter an existing residential use within the curtilage of an existing dwelling which is surrounded by similar residential units is therefore

established subject to the satisfaction of the development plan criteria.

## 2. Design and Character

Policy 13 of the North Northamptonshire Core Spatial Strategy (CSS) and Policy 7 of the National Planning Policy Framework (NPPF) requires that development is of a high standard, enhancing and reflecting its surroundings.

The proposed development to the rear will not be visible from the public realm, along Cranford High Street. The proposed two storey rear projecting gable, that is to be focussed entirely on the rear elevation of the property, is not considered to impact negatively on the street scene or the property itself as long as the materials in its construction match that on the original property.

The extension will replace an existing conservatory, larger in mass being two storeys but remaining sympathetic in scale to the host building. A first application was withdrawn due, in part; to the scale however the resultant resubmitted design successfully takes design cues from the existing building and is now considered subservient to its host. Roof pitches, the use of a gable end and a projecting dormer within the design further mirrors elements of the existing building.

The conversion of the integral garage and its replacement with a window and a matching stone panel will coalesce in to the overall design of the property and presents no adverse character issues

The proposal therefore represents an appropriate and well-designed form of development and accords with Policy 13 of the CSS and Policy 7 of the NPPF.

## 3. Impact upon the Conservation Area and the setting of a listed building

The site is located within Cranford Conservation Area. Section 72 of the planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.

A neighbour commented that the proposal would dominate the listed curtilage and is out of keeping with the conservation area. As discussed above the proposed development would not represent a visible change viewable from the streetscene and is sufficient distance from the listed properties that front the High street and 31 High Street to the north east (over 38m) to avoid any adverse impact. The proposed development is of a good standard of design which is balanced and respectful to the host building. Consequently the proposed development will conserve the character of the Conservation Area and not adversely affect the setting of a listed building within this location.

#### 4. Residential Amenity

Policy 13 (I) of the CSS requires that development does not result in an unacceptable impact upon neighbouring residential amenity by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking. To the west there is pasture land associated with Cranford Hall which is rented by the applicants and the rear of the properties that face onto the High Street. The distance and the minimal fenestration in the rear of these properties counteract any negative amenity impacts.

It is on the attached neighbour (2 Battles Close) to the east that the proposal has the most potential for adverse impacts. A previous submission for a similar proposal was withdrawn as it was considered to be of an overbearing design that would cause unacceptable adverse amenity impacts on No 1 however the resubmitted design has sought to address these issues. This has been achieved by the rear extension having been considerably scaled back in size. The ridgeline is now subordinate to the existing roof and the north eastern elevation has been brought back from the boundary to a distance of over a metre and there are no windows in the facing flank wall. A further requested reduction in the length of the extension reduced it to projecting 4m from the rear of the property which has greatly reduced any negative amenity or overbearing impacts on this attached neighbour. It is considered that the extension has been planned so as to protect the privacy of the immediate neighbour as there are no windows proposed in the flank elevation.

A neighbour comment was received from the residents of 31 High Street that is located to the north east of the applicant property, concerned about overlooking and loss of privacy. It is however a small area at the furthest extent of their garden of this property that has the propensity to be overlooked that is well served with mature vegetation. It is considered that the views as proposed are not sufficiently different from that enjoyed by the existing dormer windows and that there is a sufficient separation distance to 31 High Street (over 38m) to negate any loss of privacy to warrant refusal.

Having considered the orientation of the building relative to the path of the sun; no sufficient overshadowing, overlooking impact would result.

The garage conversion involving the insertion of a new window for a dining room will offer no new views onto the shared drive are that that currently enjoyed when looking out the existing kitchen window. The proposal is, therefore, considered in accordance with Policy 13 of the Core Spatial Strategy.

#### 5. Parking and Highway Matters

Although the integrated garage is to be converted, there is no anticipated rise in the amount of visitors to the site which has off road parking for at least 2 cars and

therefore accords with d) and n) of policy 13 of the CSS.

### **Conclusion**

The proposal is considered acceptable in principle and in terms of its impact on neighbouring and visual amenity, subject to condition, and is recommended for approval.

### **Background Papers**

Title of Document:

Date:

Contact Officer:

Duncan Law, Development Officer on 01536 534316

### **Previous Reports/Minutes**

Ref:

Date: