

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 02/06/2015</b>	<b>Item No: 5.1</b>
<b>Report Originator</b>	<b>Richard Marlow Senior Development Officer</b>	<b>Application No: KET/2015/0074</b>
<b>Wards Affected</b>	<b>St. Michaels and Wicksteed</b>	
<b>Location</b>	<b>45 Argyll Street, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Create 1 no. additional apartment at first floor</b>	
<b>Applicant</b>	<b>Mr J Singh</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. Prior to the first occupation of the development the details of the external staircase to the south east elevation including type, colour, specification and manufacturer details shall 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. Prior to the first occupation of the development full details of a scheme for the storage of refuse and bicycles shall have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been fully implemented and shall be retained as approved thereafter.

REASON: In the interests of general amenity and to promote modal shift in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

## **Officers Report for KET/2015/0074**

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

### **3.0 Information**

#### **Relevant Planning History**

KE/2003/969 – New store to rear – APPROVED

KE/2003/392 – Proposed tiled roof over first floor flat – APPROVED

#### **Site Description**

Officer's site inspection was carried out on 1 April 2015. The application site is occupied by a convenience store at the corner of Argyll Street and Roundhill Road with accommodation above. The property is surrounded by residential properties with on street and incorporates a yard area to the rear of the site on Roundhill Road.

#### **Proposed Development**

The application seeks permission to create 1 additional flat at first floor through the subdivision of the existing first floor apartment and the installation of an external staircase.

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

None

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

#### **Highway Authority**

No objection

#### **Environmental Health**

No objection to the proposal and have recommended conditions regarding, construction hours, refuse and protection from noise.

#### **Neighbours**

Five objections from neighbours on the following grounds:

- Parking is non-existent and the lack of parking will cause problems on the crossroads of Roundhill Road and Argyll Street.
- The parking survey does not provide an accurate portrayal of the typical parking situation on Roundhill Road and Argyll Street.
- Parking on the corner is terrible and will get busier through the residential development.

## **5.0 Planning Policy**

### **National Planning Policy Framework:**

Policy 6 – Delivering a wide range of high quality homes

Policy 7 – Requiring good design

Policy 8 – Promoting healthy communities

### **Local:**

Policy 35 – 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
3. Sustainable Construction and Design
4. Parking and Highways
5. Amenity
6. Noise

### **1 Principle of development**

Policy 6 of the National Planning Policy Framework (NPPF) encourages Local Planning Authorities to take a positive approach to proposals for residential development, which should be considered in the context of the presumption in favour of sustainable development.

The application site is located within the town boundary of Kettering, as defined by saved Policy 35 of the Local Plan, in an established residential area. Policies 1 and 9 of the North Northamptonshire Core Spatial Strategy (CSS) direct development to existing urban areas and indicate that Kettering is a 'Growth Town'. Policy 10 of the CSS establishes that Kettering will provide a focal point for residential development and sets targets for delivering housing. Paragraph 111 of the National Planning Policy Framework and Policy 9 of the Core Spatial Strategy direct development within towns towards brownfield sites

that have been previously developed. The principle of creating an additional residential unit within an existing residential area of the town is therefore well established, subject to the detailed planning considerations set out below.

## 2. Design

Good design is promoted by section 7 'Requiring Good Design' of the National Planning Policy Framework. Policy 13(h) of the North Northamptonshire Core Spatial Strategy requires that development is of a high quality of design and respects and enhances the character of its surroundings.

The proposal would include limited external alterations including the installation of an external staircase on the southern elevation, alterations to the first floor fenestration and the introduction of a door providing access to the rear of the shop. The external metal staircase provides access to apartment fronting Argyll Street and is partially obscured by the ground floor boundary wall. The existing south east elevation presents a large blank mass of brickwork towards Roundhill Road and the introduction of the external staircase and first floor door within the site will sit comfortably on this elevation against the existing commercial context. Alterations to the fenestration are limited and confined to the either the rear north east facing elevation, which is obscured from public views by the rear of the existing shop at ground floor and the north west elevation which is hidden from the public realm. A condition regarding materials is recommended and will ensure that the proposal will be in keeping with the surrounding area.

## 3. Sustainable Construction and Design

Policy 14(b) of the North Northamptonshire Core Spatial Strategy states that development should meet the highest viable standards of resource and energy efficiency and reduction in carbon emissions. All developments should incorporate techniques of sustainable construction and energy efficiency, provide for waste reduction/recycling and water efficiency and be in accordance with the requirements of the North Northamptonshire Sustainable Design SPD.

The applicant has submitted a Sustainable Design SPD Checklist to demonstrate how the requirements of the CSS and accompanying SPD would be met by the development and therefore it is considered that Policy 14(b) of the North Northamptonshire Core Spatial Strategy has been met.

## 4. Parking and Highways

Five objections have been received to the application on the grounds of parking provision, with some also raising issues of highway safety in relation to the junction of Roundhill Road and Argyll Street. The application was

accompanied by a photographic survey of parking spaces available overnight and the Highway Authority has raised no objection to the proposal. There is no parking provision within the site itself. The proposal would create an additional apartment through the subdivision of the existing large first floor flat. Overall the number of bedrooms would remain unchanged with four bedrooms within the existing single unit and two number two bedroom apartments resulting from this proposal. It is considered that the site is located in close proximity to Kettering town centre and the proposal would accord with objective 5 and policy 13 (e) of the CSS which seek to support modal shift and a shift away from reliance on use of the private car. Policy 4 of the NPPF also details that opportunities for the use of sustainable transport modes for the movement of goods or people should be exploited. There is also no evidence that the proposal will have an adverse impact on the highway network or prejudice highways safety in accordance with policy 13 (n).

## 5. Amenity

Paragraph 17 of the NPPF states that development must secure a good standard of amenity for all existing and future occupants of land and buildings. Policy 13(l) of the CSS is clear that development must not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

The external staircase would be set within the site and oppose existing residential properties on the opposite side of Roundhill Road. Separation distances are such that this element will cause no detriment to the amenity of neighbours through overlooking or overbearing impacts. Alterations to two of the windows on the north west elevation facing neighbouring residential properties on Argyll street are proposed and having undertaken an internal inspection of the site will pose no additional concerns. The windows are set back from the neighbouring property and do not allow views into neighbouring habitable rooms. No objections have been reviewed from neighbours on Argyll Street and overall the proposal accords with the requirements of Policy 13(l) of the North Northamptonshire Core Spatial Strategy.

## 6. Noise

Environmental Health has no objection to the proposal and has recommended conditions in relation to construction hours and noise insulation. The scale of the proposal is limited and confined to subdivision of an existing residential apartment and the addition of an external staircase. In this instance the use of conditions regarding construction hours and noise insulation would be unreasonable and would not accord with paragraph 206 of the National Planning Policy Framework.

### **Conclusion**

The proposed development complies with both national and local planning policy and there are no material planning matters that indicate against the scheme; as such, planning permission should be granted.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

Richard Marlow, Senior Development Officer on 01536  
534316

#### **Previous Reports/Minutes**

Ref:

Date: