

BOROUGH OF KETTERING

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| Committee | Full Planning Committee - 02/06/2015 | Item No: 5.3 |
| Report Originator | Amy Prince Assistant Development Officer | Application No: KET/2015/0197 |
| Wards Affected | Welland | |
| Location | 49A Main Street, Ashley | |
| Proposal | Full Application: Conversion of garage to habitable accommodation with first floor extension. Single storey front extension and carport. Insertion of roof lights to existing roof to rear | |
| Applicant | Mr Hosie | |

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 submitted and shown on drawing numbers 01A, 02A, 03A, 04A, 05B, 06, 07, 08A, 09A,10A, 11A, 12, 13 and 14a.

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

3. 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(h) of the North Northamptonshire Core Spatial Strategy.

4. No development of the carport or porch shall commence until a sample of the finished oak, has 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: Details of the oak are necessary prior to the commencement of development of the car port and porch in the interests of the visual amenities of the area in accordance with Policy 13(h) of the North Northamptonshire Core Spatial Strategy.

5. The raked glazing on the north-east elevation shall be in accordance with approved plan 14A. The windows shall be non openable and the obscure glazing as shown on Plan 14A to a level of obscurity of level 3 within the Pilkington Range of Textured Glass or equivalent. The windows shall thereafter be maintained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking in accordance with policy 13(i) of the North Northamptonshire Core Spatial Strategy.

6. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 north, north-east or east elevations or roof plane of the building.

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

Officers Report for KET/2015/0197

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

3.0 Information

Relevant Planning History

| | | |
|---------------|---|----------|
| KET/2004/0499 | Approval of reserved matters: 2 no. detached house | approved |
| KET/2008/0641 | Insertion of door and windows to side and rear. Convert garage to habitable room. | approved |

Site Description

Officer's site inspection was carried out on 02/04/2015.

The application site is a two storey detached dwellinghouse which is approximately 10 years old. It is constructed of an ironstone frontage and red brick rear projection and is covered by a grey slate roof.

The site currently has an attached double garage and hardstanding parking provision for three additional cars. The dwellinghouse is set back from the highway and shares the plot and access with an additional detached two storey house (No. 49) which sits at a higher land level.

Ashley has a Conservation Area, but this property does not fall within the boundary. Additionally this property does not lie within the curtilage of any of the surrounding listed buildings.

Proposed Development

This application seeks planning permission for the following:

- Conversion of garage to habitable room (the right to convert under permitted development was removed by outline application KET/2001/0531)
- First floor extension
- Single storey front extension to form a porch
- Double carport extension
- Insertion of roof lights to existing roof to rear (the right to insert windows under permitted development was removed by outline application KET/2001/0531)

Any Constraints Affecting The Site

None

Consultation and Customer Impact

Ashley Parish Council

Objected to the application on the following grounds:

- Drawings without dimensions or showing neighbouring properties
- Overdevelopment of the site
- Impact on privacy of 51 Main Street and Stevenson Farm 47 Main Street
- Adversely impact the emergency exit of No.49
- The proposal is contrary to Ashley Village Design Statement

Neighbours

Objections have been raised from the following address:

No's - 11,20,49 Main Street Ashley

Westhorpe Grange, Westhorpe, Ashley

Objections raised were as follows:

- Incorrect plans
- Increased bulk which is out of proportion with the local area
- Unbalanced design
- Garden would not be in proportion to the house/overdevelopment
- Removal of scrubs, trees and landscaping
- Overshadowing of 49 Main Street, Ashley
- Inadequate parking and turning in cul-de-sac for Category N (goods) and O vehicles (trailers and semi-trailers).
- Inhibited access of emergency vehicles to No.49 by construction vehicles
- Concerns regarding building regulation on carport.
- Drainage concerns

Other matters raised:

- Request to control hours of construction and construction parking.
- Porch should be constructed of brick rather than oak.

Revised plans have been submitted the consultation expires on 25th May 2015 any further comments will be provided to committee on the update.

5.0 Planning Policy

National Planning Policy Framework

Policy 6. Delivering a wide choice of high quality homes

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

RA3. Rural Area: Restricted Infill Villages

Other Docs

Ashley Village Design Statement

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of the development.
2. Impact of the design on character and appearance of the area
3. Impact on the neighbouring amenity
4. Parking
5. Other matters

1. Principle of the Development

Paragraph 49 of the National Planning Policy Framework states that applications for housing should be considered in the context of the presumption in favour of sustainable development.

The application site is located within an established residential area and is within the village boundary, as defined by Policy 1 of the Core Spatial Strategy.

Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of extensions and alterations to existing dwelling houses provided there is no adverse impact on character and appearance, residential amenity or highway safety. The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

2. Impact of the design on character and appearance of the area

Policy 13(h) of the North Northamptonshire Core Spatial Strategy requires development to be of a high standard of design and respect the character of the surroundings area and Policy RA3 of the Local Plan further supports this with the Council's position on restricted infill villages (such as Ashley) with proposals needing to be appropriate in terms of the size, form, character and setting of the village.

The application site is not located within the Ashley Conservation Area. The street scene is characterised by mainly larger stone properties along the north side of Main Street and a mix of brick and rendered properties of smaller sizes opposite the application site on the south side. The dwelling was designed and built with 49 Main Street with the street facing section being constructed of ironstone and the rear projection, which includes the existing double garage, in red brick. No.49 is constructed of a matching red brick and sits at a higher land level than the application site.

The proposed first floor extension has been designed with a subservient ridge height but raises the existing ridge height from 5m to 6.5m, it is proposed to be constructed with matching material to the existing house.

The proposed alterations are mainly above existing built form and the footprint of the building is only increased by the carport and porch. Further to this the car port has an open frontage and the porch is constructed in glazed panels which decrease the visual bulk of both additions. This small increase in height and footprint is not deemed to significantly change the bulk or character of the property or impact the street scene. The majority of the development is focused away from the street and obscured by the existing built form. The plot is considered to be of an acceptable size to accommodate the proposed development.

The proposed carport and porch are proposed with oak frames and with matching roof materials to the existing dwelling. Although the proposed oak introduces a new material to the dwelling it is considered that providing the oak is finished to an acceptable natural finish (which could be secured by condition) that this material will not have a detrimental impact on the dwelling and how it relates to the local area.

The removal of scrubs and landscaping does not require planning permission as only trees in a conservation area require notification to the local authority. The proposed car port will likely mean the removal of landscaping on the north-west of the site between the existing garage of No.49 and No.49a. Although an attractive feature this removal is not considered to alter the

character of the area or the openness/separation of the properties. A significant landscaped area remains along the west boundary of the site and between the garage and house of No.49.

The proposal has also been considered against the Ashley Village Design Statement as informal policy guidance and is considered to be in accordance with its recommendations in that the proposal is considered to be sympathetic to this part of the village in that it is proposed to be constructed of materials to match the existing, with adequate off-road car parking and it is to be constructed of a scale suitable to the plot and so as not to unacceptably impact the amenity of neighbouring properties.

As such providing materials are conditioned to match the existing dwelling and that a sample of the oak is approved to the local authority for approval prior to the construction of the car port and porch, the proposed design is not considered to have a detrimental impact on the character and appearance of the area in accordance with Policy 13 (h) of North Northamptonshire Core Spatial Strategy and RA3 of the Local Plan or the Ashley Village Design Statement.

3.Impact on the neighbouring amenity

Policy 13(i) of the North Northamptonshire Core Spatial Strategy requires new development not to result in an unacceptable impact on the amenities of neighbouring properties.

The principle elevation of the site faces west toward a barn which has been converted to residential use (No.47 Main Street) which sits to the north-west. Although the proposal includes windows on the west elevation facing toward No.47 there is a separation distance of approximately 40m which is considered substantial and will mitigate concerns in regard to amenity impacts.

No.49 is located to the north/ north-east of the application site and is accessed by an access road which is shared by the application site. No.49 is separated by a minimum of 17m and the garage of No.49 is located between the two dwellings. No.49 sits at a significantly higher land level and although the proposed development will be in direct view of the principle elevation when considering the existing built form, change in land levels and separation distance it is not considered the proposal will have any significant overbearing impact, loss of privacy or loss of light to the property.

Concerns have been raised in regard to the position of north east elevation and the proposed raked glazing and a loss of privacy to No.51's garden. Following discussion with the planning officer the applicant has submitted details to obscurely glaze the lower 850cm of the raked glazing to mitigate.

Further to this it is recommended that permitted development rights to install additional windows at first floor or roof level are removed from the north, north-east and east elevations to safeguard the future amenity of No.51.

It is therefore considered that on the basis that the obscure glazing and permitted development rights are removed as mentioned above that the proposal is not considered to have an unacceptable impact on amenity in terms of overbearing impact, overshadowing or loss of privacy to neighbouring properties and is therefore considered to be in accordance with Policy 13(i) of the Core Spatial Strategy.

4. Parking

The application site currently has a double garage of which one space is partially converted into a utility room and space for at least three cars on hard standing to the front. The proposed application converts the garage space into a habitable room but creates two spaces within a car port and space for at least two cars in front of the car port. Four spaces are considered more than adequate for this size of dwelling.

Concerns have also been raised in regard to the turning on Class N and O vehicles on the shared driveway. As the proposal makes no changes to the shared driveway and would not significantly intensify its use this is not considered material to the determination of this application.

It is therefore considered to be in accordance with Policy 13(d) of the Core Spatial Strategy.

5. Other matters

Inconsistent plans –

Plans are not required to show dimensions in writing, the plans provided are to a recognised scale and other than some minor inconsistencies were valid under national and local planning requirements. The minor inconsistencies have been rectified and the revised plans were subject for further consultation.

Hours of construction and the access of emergency vehicular-

Due to the scale and nature of the application and given the construction period will be limited, an hours of construction or construction management plan condition is not considered necessary or reasonable to apply to this application.

Drainage/flooding and building regulations –

The application site is not within a Flood Risk Zone as designated by the Environment Agency as such a Flood Risk Assessment is not required. Site drainage and building regulation criteria is assessed as part of the Building Regulation application and is not a material planning consideration.

Conclusion

The proposal is considered to have an acceptable impact on the character of the area and the amenity of neighbours and it is therefore recommended to grant approval subject to conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Amy Prince, Assistant Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date: