

BOROUGH OF KETTERING

Committee	Full Planning Committee - 02/06/2015	Item No: 5.4
Report Originator	Alison Riches Development Officer	Application No: KET/2015/0237
Wards Affected	Welland	
Location	1 Braybrooke Road, Dingley	
Proposal	Full Application: Erection of two storey rear extension, replacement porches and detached garage. New vehicular access, boundary wall and landscaping amendments	
Applicant	Mrs S Bland	

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. Prior to the commencement of development, details of the vehicular and pedestrian visibility splays 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 highway safety in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

4. Prior to the first use of the new vehicular access hereby permitted, the existing vehicular access made redundant by this permission shall be removed and the approved boundary treatment installed.

REASON: In the interests of highway safety in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2015/0237

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

3.0 Information

Relevant Planning History

KET/2008/0111. Conservatory to rear. Approved 14/04/2008.

KET/2000/0494. Conversion of stable and tack room to dayroom and study. Approved 28/09/2000.

KR/71/0182. 7 dwellings and garages. Allowed 25/07/1972.

KR/70/0096. Outline. Layout of estate road and erection of 7 dwellings. Approved 16/12/1970.

Site Description

Officer's site inspection was carried out on 13/04/2015.

The application site is located in Dingley to the south of the A427 among a scattered group of dwellinghouses in the open countryside in the northwest of the Kettering Borough. Due to the scattered nature of the dwellinghouses there is no defined village boundary.

The application site is at the junction of Braybrooke Road with Home Close and the property is set towards the southeast of the plot with the front elevation facing Braybrooke Road. The property is a large T-shaped red brick detached dwellinghouse with a hipped roof and white painted wooden sash windows symmetrically located about a central front door. The building was formerly the farmhouse at Home Farm which served Dingley Hall and was built in the 19th Century.

A single storey double garage is attached to the east elevation and the access to the garage and a driveway is at the southeast of the property accessed from Home Close.

The tack room and stables which were attached to the north of the dwellinghouse were converted to habitable accommodation in the 2000s. A large contemporary conservatory was added to the north elevation to the east of the stable/tack room.

There is a large area of garden which is mostly forward of the front elevation towards Braybrooke Road. The gardens are formally laid out to reflect the Georgian style of the property. The site is bounded by mature hedging and a low boundary wall along Braybrooke Road and into Home Close, and by 1.8 metre high wooden panel fencing joining the wall and hedge in Home Close.

Surrounding development comprises the 7 no. dwellinghouses in Home Close to the north, east and south which were built on land formerly in the ownership of Home Farm and within its curtilage. These properties were built out in the 1970s and are reasonably large two-storey detached dwellinghouses with horizontal fenestration and gable roofs within reasonable sized plots of land, reflective of the design of the time.

Other surrounding development to the west comprises individually built detached two-storey hip-roofed dwellinghouses dating from the early to mid-20th century.

Proposed Development

The proposal is for a two-storey hip-roofed extension to the east elevation of the dwellinghouse which will replace the existing garage. The rear porch facing Home Close, at the junction of the north and east elevations, is to be removed and replaced. The existing stone portico on the front elevation is to be rebuilt.

A detached double garage with a pyramidal roof is to be constructed to the northwest of the dwellinghouse and a new access and driveway is to be constructed forward of the front elevation leading out onto Braybrooke Road. The existing boundary treatment is to be replaced with a brick wall with railings above with a maximum height of 2 metres (when measured from the footpath in Braybrooke Road).

The existing access from Home Close is to be blocked up and a 2 metre high boundary wall (when measured from the footpath in Home Close) is to be constructed along the east and south boundaries.

Original plans received provided a double detached garage with a gable roof containing a room in the roof, an external staircase on the west elevation, and a 2.4 metre high brick boundary wall along the east and south boundaries in Home Close. Due to issues with character and appearance and neighbour amenity, amended plans were received reducing the height of the boundary wall in Home Close to 2 metres and providing a detached double garage with a pyramidal roof, no room in the roof and no external staircase.

Any Constraints Affecting the Site

None.

4.0 Consultation and Customer Impact

Dingley Parish Council

- **No objection** to the proposed extension to the house.
- Concerns at the community impact of the plans relating to the boundary

of the property and the changes to the road access.

- New wall should be no higher than 2 metres.
- Existing boundary hedge, which is a valued community feature and a wildlife haven, should be retained.
- The proposed new access from Braybrooke Road should be reconsidered on the grounds of road safety, including its impact on the sight lines for the existing entrance to Home Close.

Highway Authority

- **Objection.**
- Vehicular and pedestrian visibility splays not shown.
- Gates within 5.5 m of carriageway kerb.
- A 1m minimum clearance between the highway boundary and any wall, structure or building has not been shown.

Neighbours

4 letters of **objection** received:

2 Home Close

- The rear of Home Farm is directly opposite our lounge window and currently fills 75% of our view unless you are standing immediately next to our window. This will increase significantly with the current proposal.
- Important that the new building is sympathetic to and in keeping with the existing building. This appears not to be the case as can be seen from the plans.
- Very concerned at the intention to build a 2.4 metre high wall at the back, directly opposite our window. Seems excessive and will render the view from our lounge window as something akin to living opposite a prison.

1 Home Close

- The proposed red brick wall adjacent to the footway in Home Close is too high at 2.4 metres. Its appearance would be totally out of character with this part of the village and an eyesore for residents of Home Close.
- The removal of the well-established hedge would destroy a wildlife corridor and a haven for nesting birds. Again the proposed wall and railings to replace the hedge would be out of character with the rest of Braybrooke Road.
- Question the safety of the proposed new vehicle exit onto Braybrooke Road.
- The windows in the proposed extension should match, as far as possible, those in the original house. The integrity of the existing building should be respected.

4 Home Close

- Concerned that the sheer length and height of the proposed solid 2.4 metre high brick wall will be a far too oppressive feature in a small residential close. Nothing to relieve it which will give it an institutional appearance. Note the applicants are proposing extensive planting on their side to soften their view.
- Our house is directly opposite the longest section of the wall and we would be very aware of its existence whenever we looked out of our front windows.

7 Home Close

- Object to the height and location of the 'two-storey' detached garage.
- Plans show two roof windows, an outside staircase and windowed door overlooking our kitchen, dining room and garden with resulting loss of privacy.
- The width of the garage at 6.1 metres together with the two-storey height of 5.8 metres will overshadow our garden to a considerable extent with resulting loss of light.
- The 2.5 metre height of the proposed brick wall along Home Close seems excessive.

Amended plans were received and all neighbours and consultees were reconsulted for 7 days from 12th May 2015.

Dingley Parish Council

The response from the Parish Council will be included on the Committee Update.

Highway Authority

- **Object as previously.**
- Vehicular and pedestrian visibility splays not shown.
- Gates within 5.5 m of carriageway kerb.
- A 1m minimum clearance between the highway boundary and any wall, structure or building has not been shown.

Neighbours

Any neighbour responses will be included and discussed on the Committee Update.

5.0 Planning Policy

National Planning Policy Framework

Policy 4. Promoting sustainable transport

Policy 6. Delivering a wide choice of high quality homes

Policy 7. Requiring good design

Policy 11. Conserving and enhancing the natural environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 13. General Sustainable Development Principles

Local Plan

35. Housing: Within Towns RA4. Rural Area: Restraint and Scattered Villages

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. The Principle of Development
2. Character and Appearance
3. Residential Amenity
4. Parking and Highway Safety
5. Nature and Ecology

1. The Principle of Development

The application site is in an established residential area to the northeast of Kettering.

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.

Dingley is defined in the Local Plan for Kettering Borough as a scattered village which is a small scattered group of dwellings in the open countryside. Policy RA4 of the Local Plan for Kettering Borough restricts residential development in scattered villages and policy 7 of the Local Plan for Kettering

Borough restricts new development in the open countryside. As the proposal is for extensions and alterations to an existing dwellinghouse the type of development proposed is not restricted by these policies.

Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and the highway network.

The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

2. Character and Appearance

Policy 13(h) of the North Northamptonshire Core Spatial Strategy requires new development to reflect, respect and enhance the character of its surroundings.

The existing dwellinghouse is Georgian in character and is surrounded on three sides by the detached two-storey properties in Home Close, all of which were built in the 1970s in the style of the time – horizontally emphasised with gable roofs. The application property is separated from the properties in Home Close, and is enclosed by, the existing boundary treatment and therefore takes reference for its character and appearance from itself rather than the surrounding properties and as such will be stand-alone in its design and detailing.

Neighbour objections have been received that the new building appears not to be in-keeping with the existing building.

The proposed extensions and alterations to the dwellinghouse have been designed to reflect the character and appearance of the existing dwellinghouse in terms of the proportions, roof style, ridge height and pitch and the spacing, size and design of windows. In terms of the materials, provided they match those on the existing building they will reflect and retain the character of the existing dwellinghouse, which in turn will not adversely impact on the character and appearance of the surrounding development and the wider street scene.

The amended garage, using a pyramidal hipped roof and removing the room in the roof and external staircase, is considered to be appropriate. The pyramidal roof ensures the garage regresses into the site and reflects the hipped roofs used on the main dwellinghouse, as well as making the building seem subordinate to the main dwellinghouse. Provided the materials match those on the existing dwellinghouse, it will reflect the character and appearance of the existing dwellinghouse, and remain in-keeping with surrounding development and the wider street scene.

The rebuilding of the front portico will not alter the character and appearance of the front elevation of the dwellinghouse and the rear porch is much simpler

in its design and as it faces the newer, less architectural dwellinghouses in Home Close, provided the materials match the existing dwellinghouse, will not adversely impact on the character and appearance of the existing dwellinghouse or surrounding development and the wider street scene.

For the proposed boundary treatment, it is considered that provided the wall is constructed of brick to match that on the existing dwellinghouse, it will not adversely impact on the character and appearance of the dwellinghouse, and therefore not on surrounding development or the wider street scene.

Due to the size, status, plot size and location of the existing dwellinghouse, it is considered that the height of the boundary wall at 2 metres, when measured from the footpaths in Braybrooke Road and Home Close will not adversely impact on the character and appearance of the dwellinghouse. The design, spacing of pillars and railing details in the Braybrooke Road, allowing views of the dwellinghouse within the street scene are also considered to reflect the character and appearance of the existing dwellinghouse and enhance its status.

Subject to a condition requiring materials to match the proposals accord with policy 13(h) of the North Northamptonshire Core Spatial Strategy in that they reflect, respect and enhance the character of their surroundings.

3. Residential Amenity

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

Neighbour objections have been received showing concern that the height of the original boundary wall at 2.4 metres, and its length, would affect amenity due to it being oppressive, an eyesore and filling the view from windows.

Amended plans were received reducing the height of the wall to 2 metres, when measured from the footpaths in Braybrooke Road and Home Close.

Currently, the dwellinghouse is bounded by 1.8 metre high dark brown stained wooden panel fencing in Home Close and by walling and hedging in excess of 2 metres in height in Braybrooke Road. The dwellinghouse is different in character from the properties in Home Close and has an enclosed and separated feel due to the boundary treatment. The proposed front boundary treatment will have a low wall, interspersed with pillars, and railings in between, which will break up the expanse of the boundary treatment, emphasising the front elevation of the property and will not lead to any amenity issues in relation to the neighbouring properties in Braybrooke Road.

By reducing the height of the boundary wall in Home Close to 2 metres, the

boundary treatment will be 20cm taller than the existing 1.8 metre high panel fencing and it is considered it will not be overbearing on the surrounding neighbours, leading to a loss of amenity and views. In addition, the boundary treatment in Home Close is separated from the neighbouring properties in Home Close by the highway and their front gardens, a distance of almost 15 metres.

Other objections have been received regarding the originally submitted garage due to its height and location, the outside staircase, room in the roof and the windowed door, which would lead to a loss of privacy due to overlooking and a loss of light to the neighbouring properties.

Amended plans have been received and the garage has been amended to remove the room in the roof and the external staircase and to amend the roof shape from a gable roof to a pyramidal roof. Although the garage is located on the same footprint as previously submitted, it is considered that these changes address the objections made by the neighbours.

The removal of the staircase and roof lights means there will be no overlooking of the neighbours, particularly No.7 Home Close, which would have been closest to the outside staircase. There will be no loss of light to any of the neighbours, and particularly No.7 due to the distance of the proposed garage from the boundary of the application site. No.7 Home Close also has a blank flank wall facing the application site so there will be no loss of amenity to these neighbours.

With respect to the extensions to the main dwellinghouse, due to the separation distance of the proposed two-storey extension from the neighbouring property at No.7 Home Close, at more than 15 metres, the proposed windows at first floor level in the north elevation will not cause the front garden area of this neighbour to be overlooked any more than is currently experienced due to the first floor windows in the existing north elevation. In addition, any overlooking will be of the front garden and not the private amenity space of this neighbour which is further to the northwest.

As such, the proposals accord with policy 13(l) of the North Northamptonshire Core Spatial Strategy which requires new development to not result in an unacceptable impact on the amenities of neighbouring properties.

4. Parking and Highway Safety

Policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy requires new development to have a satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards, and not to have an

adverse impact on the highway network nor prejudice highway safety.

Objections have been received regarding the safety of the proposed new vehicle exit onto Braybrooke Road.

The Highway Authority has no objection to the blocking up of the existing vehicular access and removal of the garage off Home Close and the creation of a new vehicular access and garage off Braybrooke Road subject to the provision of adequate vehicular and pedestrian visibility splays, and gates being set back 5.5 metres from the carriageway kerb. All of these items can be secured by condition.

The requirement for a 1 metre minimum clearance between the highway boundary and any wall, structure or building cannot fall to be considered within this planning application as the existing boundary treatment abuts the back of the footpath edge and it is unreasonable to expect the new boundary to be moved 1 metre back.

Regarding the dropped kerb, a neighbour has commented that there wheelchair access to the remainder of the village may be adversely impacted if the existing dropped kerb is removed. Works to the highway are outside the remit of this planning application and will have to be addressed to the Highway Authority separately, although it is unlikely that the dropped kerb will be required to be removed, provided the application site only has one means of access from the Highway. A condition can be added to any subsequent approval of planning permission to require this.

As such, subject to condition requiring details to be submitted for the visibility splays and the gates, the proposal is considered to comply with policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy in that it will not have an adverse impact on the highway network and will not prejudice highway safety.

5. Nature and Ecology

There have been a number of neighbour objections to the removal of the existing front boundary hedge resulting in the destruction of a wildlife corridor and haven for nesting birds.

All landscaping features associated with the existing dwellinghouse can be removed and replaced, or removed in their entirety, at any time, without being tied to a planning application. As such, there is no scope within the remit of this planning application to require the retention of the existing hedging at the application site.

Conclusion

Subject to conditions requiring matching materials, and details of visibility

splays and gates, the proposal complies with policies in the Development Plan and is recommended for approval.

Background Papers

Previous Reports/Minutes

Title of Document:

Ref:

Date:

Date:

Contact Officer: Alison Riches, Development Officer on 01536 534316