

BOROUGH OF KETTERING

Committee	Full Planning Committee - 30/06/2015	Item No: 5.8
Report Originator	Marie Down Development Officer	Application No: KET/2015/0323
Wards Affected	Ise Lodge	
Location	107 Warkton Lane, Kettering	
Proposal	Full Application: Increase of roof eaves height with first floor extensions	
Applicant	Mr R Kumar	

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. 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 and south elevations or roof planes of the 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/2015/0323

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

3.0 Information

Relevant Planning History

KE/2004/0304 – Two storey side extension – Approved

KE/1998/0341 – Extension – Approved

KB/1970/0120 – Extension – Approved

KB/1966/0664 – Detached house and garage – Approved

Site Description

Officer's site inspection was carried out on 15/05/2015. The application site is located off a residential service road off Warkton Lane, to the east of Kettering. The application site comprises a detached bungalow with a flat roof dormer to the front and rear elevations. The chimney is particularly prominent from the front elevation and there is a single garage attached to the north elevation of the dwelling which, for the most part, has a flat roof with the appearance of a pitched roof from the front. There is a single storey flat roof extension to the rear of the property. The dwelling is constructed of facing brick with pebble dash render on the front elevation.

The application site is surrounded by residential development to the north, south and west while to the east of the site, opposite the highway, is a garden centre which is visually separated from the site by an established hedge. Dwellings either side of the application site along Warkton Lane generally comprise large two storey detached properties set back from the service road within relatively large plots. The only exception is No. 109 Warkton Lane to the north of the site which has a relatively small rear garden. Development along this stretch of Warkton Lane follows a consistent building line.

Proposed Development

The proposal involves increasing the roof eaves height creating a first floor extension. A first floor extension to the existing single storey flat roof extension is also proposed to the rear.

Any Constraints Affecting The Site

C Road.

4.0 Consultation and Customer Impact

Neighbours

One objection received from the occupiers of No. 109 Warkton Lane on the following grounds:

- The proposal, and in particular the first floor rear extension, will be overbearing on the house and garden of No. 109.
- The height of the building will cause overshadowing and loss of light to 3 no. windows in the lounge.

- The height of the building and the blank walls will have a major impact.

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
4. Parking and Highway Safety

1. Principle of Development

The application site is located in an established residential area 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 alterations and extensions to residential properties subject to the satisfaction of certain criteria. Policy 13 of the North Northamptonshire Core Spatial Strategy (CSS) supports such development provided there will not be a significant adverse impact on character and appearance, neighbouring amenity and highway safety. The proposal is therefore considered 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. As outlined above the application site comprises a detached bungalow with flat roofed dormers in the front and rear elevations. The proposal involves an increase in the roof eaves height creating a first floor with a pitched roof. The existing dwelling has an eaves height of 2.5 metres and a total height of 6.9 metres. As a result of the proposal the dwelling will have an eaves height of 5.1 metres and a total height of 7.8 metres. The existing garage will be extended to project forward from the principal elevation by

approximately 1.3 metres with a first floor extension over creating a forward facing gable extension. A first floor extension will also be added to the existing single storey flat roof extension to the rear of the dwelling.

The existing ground floor bay window on the front elevation and the chimney projecting from the front elevation will be retained and the proposed fenestration will be in keeping with that of the existing dwelling. Dwellings in the immediate vicinity of the application dwelling along this stretch of Warkton Lane comprises large two storey detached properties set back from the street with a largely uniform building line. The style of dwellings in the area is mixed and as such the proposal to create a two storey dwelling will not be out of keeping with the character of the surrounding area. Although part of the proposal will project forward of the established building line the main part of the dwelling will continue to follow it. Given the dwelling will have a total width of 15.8 metres the forward projecting gable element of the dwelling will add visual interest to the proposal. The existing dwelling is constructed of facing brick with some pebble dash render on the front elevation and provided materials used in the construction of the extension match that of the existing dwelling it is considered that the proposal will comply 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. As outlined above the application site is surrounded by residential development to the north, south and west. To the east of the site, opposite the highway, is a garden centre which is visually separated from the site by an established hedge. As such there will be no impact on neighbouring amenity to the east.

The application dwelling is set within a large plot and the dwelling is located approximately 20 metres from the boundary shared with Nos. 442 and 444 St Johns Road to the rear. This boundary is marked by established trees and as these dwellings are located in excess of 25 metres from the shared boundary the proposal will not impact on residential amenity to the west.

The application dwelling is located 2.5 metres from the boundary shared with No. 105 Warkton Lane to the south. No. 105 is located approximately 4 metres from this boundary. Given the orientation of the properties in relation to the path of the sun it is considered that the proposal will not adversely impact on the amenity of the occupiers of No. 105 in terms of overshadowing, loss of light or overbearing. No new windows are proposed in the side elevation of the dwelling facing No. 105 and a condition will be applied preventing the insertion of future openings at first floor level in this elevation of the extension. As such the proposal will not impact on the amenity of the occupiers of No. 105 Warkton Lane in terms of overlooking or loss of privacy.

An objection has been received from the occupiers of No. 109 Warkton Lane on the grounds that the proposal, and in particular the proposed first floor rear extension, will be overbearing on the house and garden of No. 109. An

objection is also made on the grounds that the height of the building will cause overshadowing and loss of light to 3 no. windows in the lounge of No. 109.

The main part of the application dwelling is located approximately 2.5 metres from the boundary with No. 109 Warkton Lane to the north while the rear extension is located 7 metres from this boundary. No. 109 Warkton Lane is located approximately 3.5 metres from the boundary. It is acknowledged that No. 109 Warkton Lane has a small garden in comparison with other dwellings along this stretch of Warkton Lane and although the application dwellings is to the south No. 109 given the separation distance between the buildings it is considered that the proposal will not have a significantly adverse impact in terms of overbearing, overshadowing or loss of light to warrant a refusal of planning permission in this instance. There are two no. high level windows at ground floor level in the side elevation of No. 109 Warkton Lane serving the lounge. However, this room is also served by a large window in the front elevation and patio doors in the rear elevation and as such the windows in the side elevation are considered to be secondary windows and any loss of light to these windows will not be significant enough to warrant a refusal of planning permission. The occupiers of No. 109 Warkton Lane have also expressed concern that the height of the building and the blank walls will have a major impact. However, no windows have been proposed at first floor level in the interest of protecting the privacy of the occupiers of No. 109. The blank side elevation will not adversely impact on the amenity of the occupiers of No. 109 and it is considered appropriate to apply a condition preventing the insertion of future openings at first floor level in the north elevation. As such it is considered that the proposal complies with Policy 13 (l) of the CSS.

4. Parking and Highway Safety

Policy 13 (n) of the CSS requires development not to have an adverse impact on the highway network and not to prejudice highway safety. The existing garage will be retained and will be extended to project forward of the principal elevation by 1.3 metres. The garage space will be retained and although the length of the driveway will be reduced it will remain of sufficient length and width to accommodate two cars clear of the highway. This level of parking is considered acceptable for a dwelling of this size and as such it is considered that the proposal will not adversely impact on the highway network nor will it prejudice highway safety in accordance with Policy 13 (n) 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 highway safety. The proposal also raises 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:

Previous Reports/Minutes

Ref:

Date:

Contact Officer: Marie Down, Development Officer on 01536 534316