

BOROUGH OF KETTERING

Committee	Full Planning Committee - 28/07/2015	Item No: 5.3
Report Originator	Amy Prince Assistant Development Officer	Application No: KET/2015/0290
Wards Affected	Rothwell	
Location	1 Hawkins Close, Rothwell	
Proposal	Full Application: Replacement garage to rear	
Applicant	Mr A Stirzaker	

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 garage hereby permitted shall be constructed of wood and stained with a natural finish, the garage shall be permanently retained in this form.

REASON: To ensure a satisfactory development in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2015/0290

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

3.0 Information

Relevant Planning History

None

Site Description

Officer's site inspection was carried out on 16/06/2015.

The application site is located to the south-east of Rothwell Town, within the designated town boundary. The site is located on the corner of Hawkins Close and Columbus Crescent in an established residential area. The site slopes down to the south-west with Hawkins Close separated from the front of the property by a steep bank.

A two storey end of terrace dwelling sits on the north west corner on the site, it is constructed of dark red brick with a pitched tiled roof. A large garden sits to the rear and side of the dwelling which is enclosed by a close boarded fence which is stepped with the changing land levels.

There is an existing wooden garage with a pitched roof which is located along the rear boundary with double doors facing toward a rear gate in the north-east boundary.

Proposed Development

This application seeks permission to replace the existing wooden garage which has a height of 2.45m length of 5.4m and width of 2.75m with a larger garage with a height of 2.9m length of 7.3m and width of 3.9m.

Any Constraints Affecting The Site

None

4.0 Consultation and Customer Impact

Rothwell Town Council

Comments received – No objection to the application.

Neighbours

One objection was received from 2 Hawkins Close on the following grounds:

- Existing use is not a garage and doesn't have access doors.
- Applicant has no vehicular cross over access from the road.
- Footings already in place and located 4 ft. from fence line and 3-4 inches from rear fence which bordered rear access path to No. 2.
- Garage location will increase shading in the garden of No.2 and be more visible.
- Size of garage is larger than normal garage.
- Concern regarding use of garage to mechanical work to tractors on site.

At the time of writing this report the applicant has submitted a revised block plan to show the existing and proposed garage locations. A 7 days consultation has been sent to the objecting neighbour. Should further comments be received they will be provided to Member's via the committee update.

5.0 Planning Policy

National Planning Policy Framework

Para 14 - Presumption in Favour of Sustainable Development

Para 17 - Core Planning Principles

Section 6 – Delivering a wide choice of high quality housing

Section 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

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 the development
2. Design and its impact on the character of the area.
3. Neighbouring Amenity
4. Highways

1 Principle of the development

Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of householder development provided the proposals do not result in adverse impact upon neighbouring properties or the highway network and that proposals present a good standard of design.

The application site is in an established residential area within Rothwell. Policies in the development plan support extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and the highway network. Further to this there is already a garage located on the site (albeit smaller) which is clearly visible on 2005 aerial photography.

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

2 Design and its impact on the character of the area.

The area is characterised by a mix of terrace and semi-detached properties which are constructed in the same style as that of the application site. The dwellings have a variety of orientations and set back distances from the road. The proposed garage will replace an existing wooden garage and although partially visible above the close boarded fence it will not be prominent in the street scene.

It is therefore considered that the proposal will not have a detrimental impact on the character and appearance of the local area and as such is in accordance with Policy 13 (h) of North Northamptonshire Core Spatial Strategy.

3 Neighbouring 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, overbearing or overlooking

The proposed garage is replacing an existing garage which at the time of the site visit was used for the storage of small tractors and gardening paraphernalia and had a double access door. The increased size of the garage will increase its proximity to the shared boundary of No. 2.

A revised block plan has been submitted to by the applicant to show the existing and proposed garage locations.

Although due to the increase size of the garage it will be located closer to the shared boundary with the rear wall being approximately 2m from the close boarded fence. The orientation of the garage, the sloping land and an increased height of 2.9m will mean there will be a loss of light to the west during the morning. However this is limited and not considered to be unacceptable. The separation distance from the rear of No.2 is approximately 6.5m, considering the height and separation distance, the proposal is not considered to have an overbearing impact on No.2.

The objection received from No.2 noted concern regarding the use of the garage for mechanical work to tractors. The use of the garage for activities ancillary to a dwelling house are considered acceptable and providing there is no commercial operation within the garage Environment Health legislation is considered to safeguard concerns of noise and disturbance.

Bearing the above in mind 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 Highways

The existing access gates appear to have been in place since 2005 from the council's aerial photography. The footing of the proposed garage move it closer to the access gate but there is still approximately 5.5m of hardstanding in front of the footings which would allow a vehicle to wait without blocking the footpath.

Although the visibility splays normally required with an access are not possible, considering the length of time the access has been in place and that the use has not intensified, the proposal is therefore not considered to be unacceptable in regard to highway safety in accordance with Policy 13 of the NN CSS

It is noted that there is no dropped curb on site to access the garage and a note has been added to advise the applicant to contact the highways authority about putting one in.

Conclusion

The proposal is considered to satisfy national and local planning policy. It is appropriately designed and will not impact the neighbouring properties. As such it is my recommendation that planning permission should be granted subject to the recommended conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Amy Prince, Assistant Development Officer on 01536 534316