

BOROUGH OF KETTERING

Committee	Full Planning Committee - 28/07/2015	Item No: 5.9
Report Originator	Richard Marlow Senior Development Officer	Application No: KET/2015/0492
Wards Affected	Burton Latimer	
Location	11 Bridle Road, Burton Latimer	
Proposal	Full Application: First floor rear extension and insertion of first floor window to side elevation	
Applicant	Mr L Reynolds	

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. The window at first floor level on the south east elevation shall be glazed with obscured glass and any portion of the window that is within 1.7m of the floor of the room where the window is installed shall be non openable. The window 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 of the North Northamptonshire Core Spatial Strategy.

4. 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 west elevation of the first floor extension hereby permitted.

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/2015/0492

This application is reported for Committee decision because there are unresolved, material objections to the proposal and the applicant or agent is a member of KBC staff or their spouse/partner.

3.0 Information

Relevant Planning History

KET/2011/0349, Single storey rear extension, APPROVED 11/08/2011

Site Description

Officer's site inspection was carried out on 14 July 2015.

The site comprises a two storey semi-detached dwelling with a recent single storey rear extension that is surrounded by residential properties of a similar character and appearance. The adjoining property to the north at no. 9 Bridle Road features an existing single storey rear extension. Land levels are consistent both within and immediately surrounding the site.

Proposed Development

The application seeks permission for a first floor rear extension.

Any Constraints Affecting The Site

None

4.0 Consultation and Customer Impact

Neighbours

One objection from the adjoining neighbour on the grounds of:

- The height of the extension will cut out light in our rear bedroom and living room
- The extension will have an impact on our privacy in the back garden with overlooking.

5.0 Planning Policy

National Planning Policy Framework

Paragraph 17 – Core planning principles

Policy 7 – Requiring good design

North Northamptonshire Core Spatial Strategy

Policy 1 - Strengthening the Network of Settlements

Policy 9 - Distribution and Location of Development

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. Character and appearance
3. Impact on residential amenity

1. Principle of development

The site is located within the town boundary of Burton Latimer, as defined by Policy 35 of the Local Plan, in an established residential area.

Policies 1 and 9 of the North Northamptonshire Core Spatial Strategy direct development to existing urban areas and policy 10 of the North Northamptonshire Core Spatial Strategy establishes that Kettering will provide a focal point for residential development.

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.

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 proposed first floor rear extension would be located to the east of the property and extend for 4 metres in depth. Its position means that the proposal is not visible from the public realm. The proposal has been designed to reflect the character and appearance of the existing dwellinghouse in terms of the proportions and fenestration, and presents a ridge that is set down from the ridge of the existing dwellinghouse. Subject to the use of matching materials the proposal will pose no adverse impact on the character and appearance of the dwellinghouse, surrounding development or the wider street scene.

In summary the proposal will comply with policy 13 of the North Northamptonshire Core Spatial Strategy.

3. Impact on residential 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 proposal would be set south east of the adjoining neighbour at no. 9 Bridle Road which features a shallower single storey rear extension than the application site. An objection has been received from this neighbour in relation to loss of light, privacy and overlooking.

The first floor extension has been set two metres away from the boundary with no. 9 and would extend for four metres from the original rear elevation of the dwelling. The submitted plans indicate that the extension would not break the 45 degree rule for either the living room or bedroom of the neighbouring property. As such it is considered that the outlook from the habitable windows of no.9 and daylight would not be unacceptably impacted by the proposal. The ridge is set down from that of the existing dwelling and together with the hipped design of the roof, helps to minimise the mass of the extension. Two Velux windows will provide additional light to the ground floor and their positioning at an acute angle to the neighbouring property will ensure that no overlooking or privacy issues result from this element. No side facing windows are proposed within the extension and a condition is recommended to prevent the introduction of openings in the future within the north west elevation of the extension at first floor. The rear window which provides views down the garden will enable some overlooking to the rear most elements of neighbouring gardens. These views are apparent within established residential areas and in no way result in detriment to neighbouring amenity. To the south elevation a new obscured window within the existing dwelling will provide light to the ensuite and subject to a condition will pose no amenity impacts.

There will be no unacceptable impact on the amenity of neighbouring residents through this proposal and it is therefore considered that the development is in accordance with criterion I of Policy 13 of the North Northamptonshire Core Spatial Strategy.

Conclusion

The proposed development is in accordance with the relevant policies of the Development Plan and there are no material considerations which indicate planning permission should not be granted. The principle of development is established, there would be no unacceptable detrimental impact on neighbouring residential amenity and the design is appropriate. The application is recommended for approval, subject to conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Richard Marlow, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: