

BOROUGH OF KETTERING

| | | |
|--------------------------|---|--|
| Committee | Full Planning Committee - 22/09/2015 | Item No: 5.4 |
| Report Originator | Alison Riches Development Officer | Application No: KET/2015/0638 |
| Wards Affected | Rothwell | |
| Location | 94 Littlewood Street, Rothwell | |
| Proposal | Full Application: Single storey side extension | |
| Applicant | Mrs C Green | |

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.

Officers Report for KET/2015/0638

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 02/09/2015.

The application site is located in an established residential area in the northeast of Rothwell on the south of Littlewood Street.

The site comprises a two-storey detached dark red brick dwellinghouse with a brown concrete tile hipped roof built in the 1920s/1930s. All windows and doors are white PVCu. There is a single flat roofed garage attached to the east elevation, which is set back from the front elevation, and to the rear of the property is a double height rounded bay window.

To the front of the property is a small front garden and a 1.8 metre highbox hedge which obscures much of the front elevation from views in the street scene. There is a short driveway in front of the garage which is not sufficient to park a vehicle clear of the highway.

To the rear there is a large garden which slopes downwards in a north to south direction from the rear elevation, such that the floor level at the rear of the property is elevated approximately 1 metre above ground level. To the rear of the garage is a raised wooden decked terrace with five steps down to the garden level.

The rear garden is bounded by 1.8 metre high wooden panel fencing and hedging in excess of 2 metres high to obscure the change in levels at the site. At the eastern boundary with No.92 Littlewood Street, alongside the decked area, there is a wall in excess of 2 metres in height which has been built by No.92. In front of the wall is some reed fencing, trellis and planting.

Surrounding development is a variety of terraced two-storey Victorian/Edwardian properties and semi-detached and detached two- and single storey dwellinghouses which range in age, style and design from the early 1900s to current day.

Proposed Development

The proposal is to demolish the existing single garage and decked area and replace it with a single storey extension to the east elevation of the dwellinghouse.

Any Constraints Affecting The Site

None

4.0 Consultation and Customer Impact

Rothwell Town Council

- No objection.

Neighbours

92 Littlewood Street

- Objection.
- Proposed extension will significantly impose on our property due to the height and protrusion of the extension.
- Due to the incline on our street, No.94 is already significantly higher than our property.
- The proposal would raise the wall between us to a height of over 3.6 metres, extending from our property to a distance of 4.3 metres.
- At its apex the extension would be over 4.1 metres above ground level, meaning the roof will be above our upstairs windows.
- Object due to overshadowing and loss of light, overbearing and loss of residential amenity.
- The heightened wall adjacent to patio, will transform it into a dark space, particularly in the afternoon and evening due to the western position of the wall.
- Significantly reduce the light to two downstairs living rooms, one has a window just 1.2 metres from the proposal.
- New wall would be imposing on the patio space and significantly reduce the enjoyment of this space, giving a 'hemmed in' feeling.
- Visibility of the setting sun would be removed from the patio area.
- Velux windows will have direct line of site into upstairs shower room.

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 9. Distribution & Location of Development

Policy 10. Distribution of Housing

Policy 13. General Sustainable Development Principles

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

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.

Policies 1, 9 and 10 of the North Northamptonshire Core Spatial Strategy direct development to existing urban areas and indicate that Rothwell as a smaller town is a secondary focal point for smaller scale 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 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 front elevation of the proposal will be visible in the public realm in Littlewood Street and although its design is not wholly reflective of the style of the existing dwellinghouse, it is subordinate and set back within the site. Provided the materials used match those on the existing dwellinghouse as stated in the application form, it will not look out of character with the existing dwellinghouse, and due to the variety of designs and styles shown in the surrounding development it will not look out of character within the street scene.

As such, subject to a condition requiring materials to match the proposal accords with policy 13(h) of the North Northamptonshire Core Spatial Strategy in that it respects the character of its 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.

The rear garden of the application site is south facing and the proposed extension will replace the existing garage and raised wooden terrace to the east of the application site. The proposed extension will extend past the rear elevation of the dwellinghouse, and will have a mono-pitched roof attached to the dwellinghouse and a dual pitched hipped roof past the end of the rear elevation. On the west elevation of the proposal there will be steps down to a raised decking space behind the rear elevation.

Due to the location of the proposal in relation to surrounding neighbours the proposal will have no impact on the amenities of the adjacent neighbour to the west at No.90 as this dwellinghouse extends further to the rear than the application site with blank flank wall facing the application site. The rear elevations of the neighbours to the rear in Norton Street are in excess of 30 metres from the rear elevation of the application site, and as the proposal is single storey it will not have an adverse impact on the amenities of these neighbours.

The adjacent neighbours to the east at No.92 Littlewood Street are most likely to be affected by the proposal and an objection has been received from these neighbours in relation to a loss of light, overshadowing, overbearing and loss of residential amenity.

The rear elevations of the application site and No.92 are more-or-less in line and No.92 has erected a wall in excess of 2 metres in height (when measured from the application site) for 5 metres from the rear of their dwellinghouse along the boundary with the application site. From the neighbouring property at No.92, this wall is the same height as the top of a set of patio doors leading out onto a patio which abuts this wall. The neighbour also has a single storey rear extension in the middle of their rear elevation with their patio area located between the boundary wall and their extension.

The proposed extension will be less than 1 metre higher than the boundary wall to the east and will finish approximately 1 metre from the end of it and will have a hipped roof. As the application site and its neighbours are located on the south side of Littlewood Street the rear elevations are south facing, which means the gardens have direct sunlight and daylight for the majority of the day. It is considered that as the proposed extension will extend less than 1 metre higher than the existing boundary wall it will have a negligible effect on the daylight and sunlight to the neighbouring patio area and downstairs rooms, over and above the loss of daylight and sunlight already experienced due to the existing wall and extension in relation to the path of the sun.

With respect to the overbearing impact of the proposal on the neighbouring patio area, it is considered that the increase in height of less than 1 metre above the existing boundary wall will have a negligible impact on the amenities of these neighbours over and above that which is already caused by their existing wall and extension.

With respect to overlooking into the shower room window at first floor level on the west elevation of No.92 from the roof lights in the proposal; by virtue of the oblique angle of the shower room window in the west elevation it would not be possible for there to be any overlooking into this window, but it would be possible for the occupiers of No.92 to look down onto the roof of the proposed extension.

As such, it is considered the proposal will not have an adverse impact on the amenities of the adjacent neighbours at No.92 in accordance with policy 13(l) of the North Northamptonshire Core Spatial Strategy

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.

The proposal removed the single garage at the site and a small driveway area in front of it. The driveway area is insufficient to park a vehicle clear of the highway and the existing garage door at approximately 2.2 metres in width is insufficient for the width of a car.

In the surrounding area there is a range of parking, with the more modern development providing parking within the site and the older properties relying on on-street parking. It is considered that although the loss of the garage will mean the occupiers of the application site will need to park on the street, it is considered that the surrounding highways can accommodate the number of vehicles, and will not adversely impact on the highway network or highway safety in accordance with policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy.

Conclusion

Subject to a condition requiring materials to match the proposal complies with policies in the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Alison Riches, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: