

BOROUGH OF KETTERING

Committee	Full Planning Committee - 20/10/2015	Item No: 5.5
Report Originator	Alison Riches Development Officer	Application No: KET/2015/0701
Wards Affected	Welland	
Location	2 High Street, Rushton	
Proposal	Full Application: Demolition of out-buildings and erection of a single storey rear extension	
Applicant	Mr & Mrs C Pruden	

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 development hereby permitted shall not be carried out other than in accordance with the amended plans numbered P.15.10.P02 Revision A, P.15.10.P03 Revision B and P.15.10.P04 Revision A, both received by the Local Planning Authority on 28th September 2015.

REASON: In the interest of securing an appropriate form of development in the interests of the character and appearance and amenities of the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted, apart from the timber cladding, shall match, in type, colour and texture, those on the existing building.

REASON: In the interests of the visual amenities of the area and the character and appearance of the Conservation Area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2015/0701

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 21/09/2015.

The application site is a two-storey semi-detached dwellinghouse set perpendicular to High Street behind its adjoining semi- at No.4 High Street. The property is located on the south side of High Street and is within the Conservation Area.

The site comprises a Victorian/Edwardian two-storey red brick semi-detached property with limestone quoins on the two-storey elements of the house. A single storey flat roofed element has been added later to the northeast elevation. All windows are white PVCu. There are red brick outbuildings with a slate roof to the southeast of the dwellinghouse, built at the same time as the original dwellinghouse.

There is no front garden and the site is accessed via a shared access past No.4 High Street. There is a reasonably large rear garden which wraps around the dwellinghouse. The side (northeast) boundary of the application site is made up of the blank flank wall of No.6 High Street and the outbuildings for Nos.2 and 4 High Street. The rear (southeast) boundary is a low horizontal wooden fence and a low post and rail fence and the other side (southwest) boundary is a low horizontal wooden fence with trees and bushes in excess of 2 metres in height planted behind it within the site boundary. The boundary between the application site and the adjoining semi- at No.4 is a long established hedge approximately 1.8 metres in height.

To the rear of the property is a paddock and public footpath GY016 runs along the southwest site boundary and across the paddock into the open countryside.

Surrounding development is a variety of older two-storey detached, semi-detached and terraced stone and brick dwellinghouses interspersed with later detached two-storey infill development.

Proposed Development

The proposal is for a single storey flat roofed extension which wraps round the bottom half of the northeast elevation and across the rear elevation of the dwellinghouse.

To facilitate the extension, the outbuildings are to be demolished.

Amended plans were submitted moving the northeast (side) wall of the proposal to abut the boundary with No.6 High Street so this wall forms the boundary wall in place of the original outbuilding wall, and to provide a bin storage facility onto the shared access.

Any Constraints Affecting The Site

Public Footpath, GY016

Within Rushton Village Conservation Area

4.0 Consultation and Customer Impact

Rushton Parish Council

No comments received.

Neighbours

10 Manor Road

Support

- The applicant is a close neighbour and the extension will not affect us or our view in any way.

No.6 High Street

Objection.

- Feel the development is too large as the floor area of the extension is to nearly double the existing floor area.
- The development is in a Conservation area and the removal of the barns would take away the character of the old cottage and leave the property with no outside storage.
- The proposed extension built so close to the boundary wall would take light from my property.
- The existing access is a shared footpath from High Street. The extension would block the access to the garden and not enable the applicants to take their bins out
- Smaller extension would be more appropriate.

2nd letter received from No.6 High Street, after the neighbour had consulted with the applicant.

Applicant advised we are jointly responsible for the boundary wall. He proposed solutions to tie the boundary wall and the wall of the proposal together to give a double skin wall and put coping on top, so there was a maintenance gap which would allay my concerns over the boundary. Would revised plans be necessary?

Reconsultation 28/09/2015

The amended plans received did not propose what had been discussed with No.6; the plans were therefore reconsulted on for 7 days from 28/09/2015.

Rushton Parish Council

No objection.

Note that the proposed extension would almost double the ground floor area

but have had no representations from affected neighbouring properties.

Neighbours

No comments received.

As the original objection has not been removed the application is reported to Committee for determination.

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 12. Conserving and enhancing the historic environment

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

Local Plan

RA3. Rural Area: Restricted Infill 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. Other Issues

1. The Principle of Development

The application site is within the Rushton Village boundary in an established residential area within the Conservation Area.

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.

Rushton is a restricted infill village, as defined by policy RA3 of the Local Plan

for Kettering Borough, in an established residential area where policy RA3 is supportive of proposals for residential development in principle.

Section 72(1) of the Act requires Local Planning Authorities have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas.

Policy 12 of the National Planning Policy Framework requires new development in Conservation Areas to look for opportunities to make a positive contribution to, and better reveal, the significance of that area.

Policies 1, 9 and 10 of the North Northamptonshire Core Spatial Strategy direct development to existing urban areas and indicate that Rushton as part of Kettering rural is a tertiary focal point for limited development, such as extensions, after the growth town of Kettering and the smaller towns of Burton Latimer, Desborough and Rothwell.

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

Section 72(1) of the Act requires Local Planning Authorities have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas.

Policy 12 of the National Planning Policy Framework requires new development in Conservation Areas to look for opportunities to make a positive contribution to, and better reveal, the significance of that area.

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

Policy 13(o) of the North Northamptonshire Core Spatial Strategy requires new development to conserve and enhance historic designated built environmental assets and their settings.

The application site is located behind No.4 High Street and is perpendicular to the highway in High Street. It is accessed via a pedestrian access just over 1 metre in width and there are single storey additions to both Nos.2 and 4 High Street and outbuildings which shield views into the site.

The applicants propose a modern flat roofed extension which will only be partially visible in the public realm from the back of the shared access with No.4 High Street, a distance of 12.5 metres from High Street. No.4 High Street sits in front of the application site, obscuring views of it from High Street.

Although the proposed extension is large, it is single storey, it is not of a single design and the heights vary slightly. The proposed southeast elevation comprises a part brick, part timber clad development. The timber clad part of the proposal is stepped down slightly from the rest of the proposal and is also inset of the rear and side elevations. By being inset from the southeast elevation the stone quoins of the original dwellinghouse remain visible, and the use of timber cladding, which is inset from the roof structure, is on a small area that will not detract from the character of the remaining dwellinghouse.

The proposal will form the northeast boundary, will be slightly higher than the existing boundary wall and is to be constructed of the same materials. It is considered that, as this part of the proposal will not be visible in the public realm and it has been designed to be significantly different to the existing dwellinghouse, that subject to the materials matching, apart from the timber cladding, it will not adversely impact on the character and appearance of the existing dwellinghouse, surrounding development, the wider street scene or the Conservation Area.

The rear elevation of the proposal will be visible in part from the public right of way which runs across the paddock to the rear of the application site. The low wooden boundary fence has established trees and bushes planted behind it within the site boundary, the purpose of which is to prevent views from the public right of way into the rear amenity space of the dwellinghouse. This boundary treatment will still serve to obscure views of the proposed extension from the land to the rear of the site and as such, it will not have an adverse impact on the character and appearance of the surrounding land or the Conservation Area.

As such, the proposal complies with policy 13(h) and (o) of the North Northamptonshire Core Spatial Strategy in that it does not adversely impact on the character and appearance of surrounding development or the Conservation Area.

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 proposed extension is located to the southeast of the existing dwellinghouse along the rear elevation and halfway up the side elevation. It proposes infilling the existing gap between the dwellinghouse and the outbuildings and will form the northeast boundary with No.6 High Street.

The proposed development will not have any impact on the adjoining semi-detached dwellinghouse at No.4 High Street, and is separated from other dwellinghouses to the south and west by a public right of way and a paddock.

The neighbour most affected by the proposal will be No.6 High Street to the north of the site as part of the proposal forms the northeast boundary with this

neighbour.

Initial objections were raised by No.6 regarding the demolition of the outbuildings and the proposed northeast wall of the proposal. The initial plans showed a small residual boundary wall between the two properties where the northeast wall of the outbuilding had been and the proposed northeast wall was set in with a small maintenance gap between. Amended plans were received which proposes that the northeast wall of the proposal becomes the boundary wall and it is 0.65 and 0.35 metres higher than the existing boundary wall in this location.

It is considered an increase of at most just over half a metre in height in an area at the rear of the garden of No.6 will not lead to an adverse impact on the amenities of this neighbour over and above that which are already experienced by the presence of the existing boundary wall.

As such, provided the proposal is built in accordance with the approved plans, which can be secured by condition, there will be no adverse impact on the amenities of surrounding neighbours. This is in accordance with policy 13(l) of the North Northamptonshire Core Spatial.

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 parking for the application site in on the highway in High Street and the proposed extension will not impact on the parking provision for the site.

5. Other Issues

Boundary Wall. The neighbour to the northeast at No.6 High Street shares a boundary with the application site and has commented that the outbuildings to be demolished form part of their boundary wall. Boundary disputes are a civil matter and are dealt with through the Party Wall etc. Act 1997. An informative will be added drawing the applicants' attention to this.

Conclusion

Subject to conditions requiring the development to be carried out in accordance with the approved plans, and the materials to match, the proposal accords 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: