

BOROUGH OF KETTERING

Committee	Full Planning Committee - 20/10/2015	Item No: 5.6
Report Originator	Amy Prince Assistant Development Officer	Application No: KET/2015/0725
Wards Affected	Welland	
Location	The Swan Inn, 18 Griffin Road, Braybrooke	
Proposal	Full Application: Single storey side and rear extension	
Applicant	Everards Brewery	

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 wall 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 fenestration on the development hereby permitted, shall be constructed of timber and detailed with glazing bars in accordance with approved plan 7421.04 received by the authority on 04/09/2015.

REASON: In the interests of the character and appearance of the Conservation Area and surrounding development in accordance with policy 13(h) of the North Northamptonshire Core Spatial Strategy, section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and sections 7 and 12 of the National Planning Policy Framework.

4. Prior to the commencement of development, eaves detailing including rainwater goods shall be submitted to and approved in writing by the Local Planning Authority.

REASON: Eaves detailing is required prior to the commencement of the development In the interest of securing an appropriate form of development in

accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy and ensuring the adequate water drainage away from the existing building and thatched roof.

Officers Report for KET/2015/0725

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

3.0 Information

Relevant Planning History

<u>KET/1983/0506</u>	Demolition of existing rear section and reinstatement to form cellar and lounge extension to existing public house at "The Swan"	Approved 02-09-83
<u>KET/1984/0224</u>	Toilet block to existing public house	Approved 26-04-84
<u>KET/1985/0845</u>	Extension to car park	Approved 08/01/86
<u>KET/1989/0877</u>	Extension at side and rear	Approved 17/10/89
<u>KET/1997/0402</u>	Extension to kitchen to comply with legislation & give a better working arrangement	Approved 28/08/97
<u>KET/1997/0407</u>	Public house, kitchen extension	Approved 28/08/97
<u>KET/2007/0453</u>	Removal of shed and construction of timber pergola to rear of public house	Approved 24-08-07
<u>KET/2010/0578</u>	Replacement storage building to rear	Approved 14/10/10

Site Description

Officer's site inspection was carried out on 30/10/2015.

The application site is located in the west of Braybrooke within the east of the designated village boundary and the Braybrooke Conservation Area.

The site comprises The Swan Inn public house which is a detached white painted brick building covered in a thatch roof with ridge detailing. The pub has a number of existing extensions including a single storey side extension, part single storey part two storey rear extension which has a gable end protruding from the rear elevation. The extended single storey elements are constructed of white painted brick with the two storey element in white render and covered in mix of slate pitched roofs and a flat roof.

To the rear of the building is a large covered decking area and small garden which is furnished with outdoor seating and tables to create additional restaurant space for the pub utilising an existing covered but open seating/garden area.

Proposed Development

This application seeks planning permission for a single storey side and rear extension with lantern roof.

Any Constraints Affecting The Site

Located with the Braybrooke Conservation Area

4.0 Consultation and Customer Impact

Braybrooke Parish Council

No objection but comments were raised in regard to the severe problems of parking on nearby roads causing disruption to traffic and dangers to pedestrians.

The Parish Council supports the pub but request that additional car parking spaces are obtained by condition.

Highway Authority

The Highway Authority has not objected to the application however has suggested that the applicant could submit a parking beat survey to provide additional information on the existing parking situation.

Environmental Health

Comments received – no objection. Requested 2 informative be added in regard to unexpected contamination and radon

Northamptonshire Police

Request an informative be added in regard to external doors standards and laminated glazing below 1.8m.

Neighbours

8 representations have been received from occupants of Griffin Road, School Lane, Harborough Road and Newlands Street. Representations have both objected to and supported the application.

The objections raised the following comments:

- Parking onsite is inadequate
- Parking should be provided on plot adjacent to it.
- Increase existing problem of car parking on pavement preventing safe access for pedestrians/wheelchair/pram along pavement.
- Increase of dangerous parking on street corners which reduces visibility.
- Increase in noise levels.
- Character of the building ruined.

Support Comments raised the following:

- Giving visitor a better dining experience.
- Support growth of businesses in rural area.
- Promoted retention and development of local services and community facilities in line with NPPF.
- Good design

5.0 Planning Policy

National Planning Policy Framework

Para 14 - Presumption in Favour of Sustainable Development

Para 17 - Core Planning Principles

Policy 1 – Building a strong, competitive economy

Policy 3 – Supporting a prosperous rural economy

Policy 4 – Promoting sustainable transport

Policy 7 – Requiring Good Design

Policy 8 – Promoting Healthy Communities

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 and Location of Development

Policy 13 - General Sustainable Development Principles

Local Plan

Policy 7 - Protection of the Open Countryside

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. Principle of the development
2. Impact on the character and appearance of the area
3. Neighbouring amenity
4. Parking and highways safety

1. Principle of the development

The application site is located within the village boundary of Braybrooke which is a rural village, development within village boundaries is supported by Policy 1 of the Core Spatial Strategy and Policy 7 of Kettering Borough Local Plan.

NPPF Policy 3 highlights the need to support a prosperous rural economy including the expansion of all types of business, both through the conversion of existing buildings and well-designed new buildings. It goes on to note that Local Authorities should seek to promote the retention and development of local services and communities in villages including public house.

The proposed development is for an extension to an established public house. As such the principle of development for this proposal is supported by policy 3 of the NPPF, Policy 1 of the CSS and Policy 7 of the Local Plan.

2. Impact on the character and appearance of the area

Paragraph 14 of the NPPF places at the heart of planning a presumption in favour of sustainable development, with good design forming a key element of this. This is further supported by Policy 7 of the NPPF and Policy 13 of the Core Spatial Strategy. Local Planning Authorities must seek to secure a high quality of design and a good standard of amenity for all existing and future occupants of land and buildings.

The local area is predominately residential and characterised by a mix of housing type of varying designs and materials. There is no prominent building line along Griffin Road and School Lane which is typical of a rural village where dwellings infill larger plots.

The application site contains a public house with a thatched roof with ridge details and roof eyebrows and reflects the character of 3 School Lane which is a Grade II listed property located opposite.

The proposed extension is in the majority located to the rear of the application as such it is mostly hidden from view from the public realm by the existing built form. The side extension will be partially visible behind the wooden access gate. There are a number of existing additions to the side and rear for the original dwelling, the proposed design of a flat roof with lantern glazing, rendered walls and timber fenestration will allow the proposed extension to sit as a subservient feature and reduce the visually impact on the main thatched building.

A condition has been recommended for the applicant to submit eaves detailing including rainwater goods to ensure appropriate design and drainage away from the existing building and thatch.

The application has submitted a statement supporting the design on the extension to confirm that the space created allows the proposal to be economically viable for the application and to comply with building regulations to incorporate an accessible toilet.

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 extension will replace an existing covered decking area which is currently utilised for patrons drinking and dining. Although the proposed development will likely increase patron numbers over an annual basis, at any one time a similar number of people will be able to be accommodated that at present. As the space will be covered this will also reduce the level of noise experienced by local residents.

From the rear of the application site there is a significant separation distance to residential properties. Bearing this and 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. Parking and highways safety

Policy 13(n) of the CSS states that new development should not have an adverse impact on the highway network or prejudice highway safety.

A number of objections and comments have been made by local residents and the Parish Council in regard to parking issues in the local area.

A number of these objections have raised the inadequate on-plot parking currently available.

The pub has an existing 7 vehicular spaces, 1 disabled space and 1 motor vehicles space on-site. In the absence of up to date adopted guidance The Northamptonshire County Council's Parking Supplementary Planning Guidance from 2004 is used for guidance which provides that Use A3 (Restaurant and Café) should provide 1 space per 14m². The increase in floor space is 55sqm and laid out for dining and include a disabled WC, as such the maximum on-plot provision required would be 4 spaces for the proposed development.

The development proposed replaces an existing covered decking area which is already in use with tables available for dining. It is noted that providing additional indoor space will likely increase use in the colder months but this is unlikely to increase above the present visitor number in summer.

Northamptonshire Country Highways have suggested a parking beat survey could be submitted to provide further information on the existing parking situation. The pub is located on a straight road with a large number of the residential properties having existing on-plot parking. A number of the objections have raised parking as an issue and note cars parking on the pavement impeding pedestrians and around corners which reduces visibility. The existing situation of correct and lawful parking is a police matter and not a planning consideration and as such cannot be considered as part of this application. A parking beat survey may highlight existing parking issues but these cannot be dealt with through this planning application for an extension to the existing use.

Given the pub is existing and the current available outside seating, the impact of not providing 4 additional off-road car parking spaces would not create a significant additional demand on the highway to warrant refusal of this application. There is considerable support in the NPPF for the sustainable growth and expansion of rural businesses and the retention of public houses, of which this extension would support. The current issues with parking are considered to be existing and although this proposal may create additional demand it cannot be used to regulate an existing issue. Furthermore it is likely that any parking pressure would not be constant every day. On this basis it is not considered reasonable to insist the applicants complete a parking beat survey and the application is recommended for approval.

It has also been requested that additional parking should be provided on an adjacent plot which is owned by the applicant. This area is not included within the red line boundary and as such cannot be considered as part of this application.

Considering the importance the NPPF places on supporting the rural economy by expanding business and retaining local services such as pubs is not considered that lack of approximately 4 on-plot parking would justify a reason for refusing the development. As such the request for parking beat survey is not considered to be justified on this occasion.

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:

Amy Prince, Assistant Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date: