

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 17/11/2015</b>	<b>Item No: 5.7</b>
<b>Report Originator</b>	<b>John Hill Development Officer</b>	<b>Application No: KET/2015/0728</b>
<b>Wards Affected</b>	<b>Pipers Hill</b>	
<b>Location</b>	<b>7 Deeble Road, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Two storey and single storey side extension</b>	
<b>Applicant</b>	<b>Mrs S Buman</b>	

### 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. 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 west elevation of the extension.

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/2015/0728**

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

### **3.0 Information**

#### **Relevant Planning History**

KE/04/1231 – Two storey side extension. Approved January 2005.

#### **Site Description**

Officer's site inspection was carried out on the 29th September 2015.

The application site is a detached two storey residential property which sits close to the junction of Deeble Road and Windmill Avenue. The neighbouring property to the west, 143 Windmill Avenue, is a bungalow which sits at an angle across its plot and to the east is a pair of semi-detached properties, 9 and 11 Deeble Road. The rear boundary of the property is shared with the rear garden of 141 Windmill Avenue. The existing property has a number of single storey extensions to the rear and side.

#### **Proposed Development**

It is proposed to demolish the existing single storey side and rear extension and replace it on the same foot print but additionally include a first floor side extension all of which is adjacent to the boundary with 143 Windmill Avenue. The scheme was initially to extend the first floor element 2m beyond the rear elevation but at the request of officers it has been reduced to a point equal to the existing first floor rear elevation.

#### **Any Constraints Affecting The Site**

None

### **4.0 Consultation and Customer Impact**

#### **Neighbours**

Objection received from:

- 143 Windmill Avenue on the grounds of overshadowing and loss of light to the rear of the property affecting the kitchen, dining and bathroom.
- 141 Windmill Avenue on the grounds already have sunlight/issues with the trees at the property and with the added extension it would cut out the little sunlight we have especially during the autumn and winter months.

#### **Reconsultation on Revised Plans**

Objections received from:

- 143 Windmill Avenue on the grounds that having seen the revised plans their opposition remains as before.
- 141 Windmill Avenue on the grounds as stated before with the additional concerns about parking. This proposal could lead to increased parking demand where there is already a parking problem.

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Policy 7: Requiring Good Design

### **Development Plan Policies**

North Northamptonshire Core Spatial Strategy (CSS)

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. Principle of Development
2. Design
3. Impact on Neighbouring Amenity
4. Other Material Considerations

### 1. Principle of Development

The site is within a long established residential part of Kettering. There are no constraints restricting the principle of extending the property subject to the more detailed considerations discussed below to secure compliance with Policy 13 of the CSS.

### 2. Design

Policy 13 (h) of the CSS looks for development to achieve a high standard of design. The design of the proposed extension reflects the overall design of the existing house. The single storey element reflects what is there at the present time and whilst flat roofed is considered acceptable to the rear of the property. The first floor extension has a slightly lower ridge height with a gabled pitched roof over and will appear subservient to the existing property. There will be no adverse impact on the street scene. This is considered acceptable and compliant with Policy 13(h) of the CSS.

### 3. Impact on Neighbouring Amenity

Policy 13 (l) of the CSS states that development should not result in an unacceptable impact on the amenity of neighbouring properties or the wider area.

The proposed extension, being adjacent to the boundary with 143 Windmill Avenue and because of the orientation of the bungalow on its plot, will result in some impact on the amenities of the occupiers of this property who have objected.

The bungalow has its kitchen window closest to where the extension will be located, some 5m away. However because of the position of the two properties in relation to each other the proposed extension should not be appear unduly overbearing nor cause an unacceptable degree of loss of light. There are no windows proposed in the revised scheme on the boundary and the introduction of any in the future can be controlled by condition. The single storey element also replaces what is existing.

An objection has been received from No. 141. There is considered to be no detrimental impact on these occupiers. The first floor element has been reduced to a point equal to the existing first floor rear elevation and the single storey element also replaces what is existing. No other neighbouring properties are adversely affected by the proposed extension.

Subject to the imposition of a condition controlling no new openings the proposal is considered compliant with Policy 13(l) of the CSS.

#### 4. Other Material Considerations

Planning permission was granted for an almost identical two storey side extension in January 2005. There has been no material change in the planning considerations since this decision was made which lends weight to supporting the current application.

#### **Conclusion**

The proposed development is considered compliant with the relevant policy of the development plan, planning permission can therefore be granted subject to conditions.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

John Hill, Development Officer on 01536 534316

#### **Previous Reports/Minutes**

Ref:

Date: