

BOROUGH OF KETTERING

Committee	Full Planning Committee - 15/12/2015	Item No: 5.2
Report Originator	Duncan Law Development Officer	Application No: KET/2015/0822
Wards Affected	Barton	
Location	13 Woodland Avenue, Barton Seagrave	
Proposal	s.73A Retrospective Application: Canopy to rear elevation	
Applicant	Mr A Bailey	

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. Within 4 weeks of the date of this permission, details of the types and colours of materials to be used in the construction of the side (western) elevation should be submitted to and approved in writing by the Local Planning Authority. The approved materials shall be fixed to the western elevation within 3 months of receipt of confirmation from the Local Planning Authority that the proposed materials are acceptable. The acceptable materials shall permanently be maintained in that form.

REASON: Details of materials are necessary in the interests of the visual amenities of the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2015/0822

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

3.0 Information

Relevant Planning History

KET/1986/0487 – Extension - approved

KET/1977/0524 - Erection of two storey side and single storey rear extensions – approved

Site Description

Officer's site inspection was carried out on 19/05/2015.

The site comprises a two storey detached residence and its curtilage located within the Barton Ward to the south east of Kettering Town centre. The host dwelling is constructed of red brick, under a brown concrete interlocking tile roof with windows being white uPVC. Boundary treatments to rear consist of 1.8m brick built walls and mature vegetation. Land levels are reasonably level. There is a single storey rear extension across part of the rear whilst the canopy subject to this retrospective application 'squares off' the remainder.

Proposed Development

Canopy to rear elevation

This is a fixed canopy constructed of polycarbonate sheets standing on a wooden frame with the dimensions of maximum height of 3.3m, a depth of 4.4m and width of 3.6m.

Any Constraints Affecting The Site

It is noted that the site is not subject to any constraints, not located within a conservation area, subject of an article 4 direction, tree preservation order and is not a listed building.

4.0 Consultation and Customer Impact

Neighbours

One response objecting to the scheme on the following grounds:

- Height
- Materials not suitable for residential area

5.0 Planning Policy

National Policies

National Planning Policy Framework

Section 7 – Requiring Good Design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

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. Neighbouring Amenity
3. Design and Appearance

1. Principle of Development

Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of householder development provided the scheme would not result in adverse impact upon the amenity of neighbouring properties or the highway network and that proposals present a good standard of design. In addition, paragraphs 6-7 of the National Planning Policy Framework promote sustainable development and that planning should perform an economic, social and environmental role. Furthermore, paragraph 9 states that in pursuing sustainable development, positive improvements in people's lives should be sought. This proposal is for the enlargement of useable space within a dwelling which can be seen as a positive improvement in the lives of the residents.

The canopy has already been constructed and this application therefore seeks retrospective consent.

2. Neighbouring Amenity

Paragraph 17 of the NPPF and Policy 13(l) of the North Northamptonshire Core Spatial Strategy require that developments do not result in an unacceptable impact on the amenities of neighbouring properties of the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

The structure will be visible from the eastern neighbour above the existing 1.8m fence line and a comment was received during the consultation period objecting to the proposal due to height and appearance. It is acknowledged that the side panel will add to the height of the existing fence line to an overall height of 3.3m which when compared to the deemed permissible height of 3m, is not considered to be overbearing or cause any overshadowing. The use of trellis secured by condition instead of the existing polycarbonate sheeting to this shared elevation will help to reduce the impact of the canopy thereby negating the objection. It is considered that the canopy is in accordance with policy l) of policy 13 of the North Northamptonshire Core Spatial Strategy.

3. Design and Appearance

Section 7 of the National Planning Policy Framework 'Requiring Good Design' promotes good design. Policy 13 of the North Northamptonshire Core Spatial Strategy necessitates development that represents high quality design whilst respecting and enhancing the character of its surroundings.

The structure consists of an open sided white polycarbonate sheet upon wooden frame supports with a side panel to the east. The construction is located as an

addition to the existing extension at the rear of the property and therefore not within the public realm. The canopy is inconspicuous in its appearance and although doesn't appear a natural addition to the rear of the property, the proposal is considered satisfactory in terms of its impact on the existing dwelling. The proposal is subordinate to the original and will not be visible from the public realm. .

A condition requiring a more suitable material for the western side wall is proposed to assist in domesticating the appearance of the proposal. Therefore, it is considered that due to the siting, scale and design of the proposed, the canopy would not have an unacceptable impact upon the amenity of the neighbouring dwellings in terms of loss of light or overshadowing consistent with Policy 13 (I) of the North Northamptonshire Core Spatial Strategy

Conclusion

The proposed development accords with both national and local planning policy and there are no material planning matters that indicate against the scheme; as such, retrospective planning permission should be granted. The objection has been overcome through the application of conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Duncan Law, Development Officer on 01536 534316