

BOROUGH OF KETTERING

Committee	Full Planning Committee - 15/12/2015	Item No: 5.3
Report Originator	Richard Marlow Senior Development Officer	Application No: KET/2015/0828
Wards Affected	Barton	
Location	38 Stubbs Lane, Kettering	
Proposal	Full Application: Two storey front and side extension and single storey rear extension	
Applicant	Mr S Mann	

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 south east elevation or south east roof plane of the building.

REASON: To protect the privacy of the adjoining properties and to prevent overlooking in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

4. Notwithstanding the approved plans the windows at first floor level on the south east elevation of development hereby approved shall be glazed with obscured glass (no less

than level 4 Pilkington Standard, or equivalent) and any portion of the window that is within 1.7m of the floor of the room where the window is installed shall be non openable. The windows shall thereafter be maintained in that form.

REASON: To protect the privacy of the adjoining properties and to prevent overlooking in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2015/0828

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

3.0 Information

Relevant Planning History

KET/2006/0039 Erection of 3 No. detached dwelling, Approved 23/06/2015.

Site Description

Officer's site inspection was carried out on 25/11/2015. The site comprises a substantial detached dwelling constructed of red facing bricks with a grey concrete tiled roof and wood effect UPVC fenestration. Further dwellings of similar character and appearance surround the site with the shared access to the site also serving nos. 36 and 37 Stubbs Lane as approved through KET/2006/0039. Land levels are consistent within the site.

Proposed Development

Two storey front and side extension and single storey rear extension

Any Constraints Affecting The Site

None

4.0 Consultation and Customer Impact

Neighbours

Two third party objections from the neighbours at no. 36 Stubbs Lane and no. 17 Hogarth Drive on the following grounds:

- Direct overlooking resulting in loss of privacy and amenity.
- Highway safety concerns regarding construction traffic.
- The two storey extension will result in a greater sense of enclosure and will be dominant and overbearing.

5.0 Planning Policy

National Planning Policy Framework

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 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, Character and Appearance;
3. Neighbouring Amenity;
4. Parking and Highway Matters.

1. Principle of Development

The application site is set within an established residential area to the east of Kettering. Policies 1 and 9 of the North Northamptonshire Core Spatial Strategy direct development to existing urban areas and policy 10 of the North Northamptonshire Core Spatial Strategy establishes that Kettering will provide a focal point for residential development.

Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of householder development provided the proposals do not result in adverse impact upon neighbouring properties or the highway network and that proposals present a good standard of design.

2. Design, 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.

While the proposal represents a notable extension to the existing dwelling, it would not appear unacceptably large. The design incorporates matching fenestration and materials and provides visual interest on the key approach from Stubbs Lane to the north. The additions appropriately reflect the appearance of the principal building and are considered acceptable in these respects.

3. Neighbouring 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.

A window within the north west elevation serving an additional bedroom would be set in excess of 13 metres from the neighbouring boundary with no. 36 Stubbs Lane and is thus sufficiently removed as to avoid adverse impact to amenity in terms of overlooking or loss of privacy. This window would be set a greater distance from the neighbours garden than existing first floors windows of no. 37 Stubbs Lane. The majority of the extensions are largely hidden by the existing building from no. 36 so as not to have significant amenity impacts.

The two storey extension would project 2.5 metres south east towards no. 17 Hogarth Drive who have raised concerns about overbearing impacts. The proposal would remain sufficiently removed, at over 13 metres, as to avoid overbearing impacts and its siting to the north west of the neighbour means no overshadowing will result. Concerns have also been raised regarding overlooking from the two first floor windows in the south east elevation which provide light to an en-suite and bedroom respectively. In order to maintain appropriate levels of amenity for

neighbours a condition requiring both windows to be obscured glazed, non-opening below 1.7 metres and permanently retained in that form will protect amenity and is acceptable given that the bedroom window only provides secondary light into the room. A second condition will prevent further openings within this elevation and the roof slope in the future so as to avoid the potential for overlooking the garden curtilage of no. 17 Hogarth Drive.

4. Parking and Highway Matters

Although a relatively significant extension is proposed, the dwelling would remain a single household and the vehicles attracted to the site would not significantly intensify. The site incorporates off-road parking spaces for a number of vehicles and an attached double garage which would remain through this proposal. There is also no evidence that highway safety would be compromised by this proposal.

Conclusion

The proposal complies with both national and local planning policy and there are no material considerations that indicate against the development; as such, planning permission should be granted.

Background Papers

Title of Document:

Date:

Contact Officer:

Richard Marlow, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: