

BOROUGH OF KETTERING

Committee	Full Planning Committee - 15/12/2015	Item No: 5.4
Report Originator	Duncan Law Development Officer	Application No: KET/2015/0862
Wards Affected	Slade	
Location	30 Old Gorse Way, Mawsley	
Proposal	Full Application: Two storey side extension	
Applicant	Mrs J Sayers	

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 or roof plane of the building.

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.

4. The development hereby permitted shall not be carried out other than in accordance with the amended plan number 15/10/1A.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2015/0862

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

3.0 Information

Relevant Planning History

None relevant

Site Description

Officer's site inspection was carried out on 27/11/2015

The 'new' village and civil parish of Mawsley are south east of the town of Kettering accessed via the arterial A43. Planned from the outset to be of a high quality design and build, the village boasts a convenience store, primary school, health centre, dentist and day nursery serving 800 plus residences.

The application site comprises a two storey end of terrace property constructed of red brick with white timber windows and doors with attached single storey garage. Properties in the immediate vicinity of the site comprise a mix of detached and semi-detached dwellings. To the south is an area of public open space and a small front garden and a small rear garden to the north.

Proposed Development

Two storey side extension

Any Constraints Affecting The Site

None

4.0 Consultation and Customer Impact

Parish Council

No comments received.

Neighbours

Objection based on effect on light levels, overshadowing, negative visual impact and encroachment of the foundations. The latter point regarding encroachment is outside of planning control however amended plans were received that brought back the extension from this shared boundary thus removing the encroachment.

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 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. Residential Amenity
4. Highways and Parking

1. Principle of Development

The National Planning Policy Framework's (NPPF) Section 6 obliges Local Planning Authorities to take a positive approach to proposals for residential development and to consider applications for housing in the context of the presumption in favour of sustainable development. Policy 13 of the North Northamptonshire Core Spatial Strategy (CSS) is supportive of extensions to residential properties provided there are no resultant detrimental impacts on character and appearance of the area, residential amenity and parking and highway safety.

More specific to this site in Mawsley is Policy 1 of the North Northamptonshire Core Spatial Strategy (CSS) that requires development in rural areas to be contained within settlement boundaries. Although there is no designated settlement boundary for Mawsley the application site is located within the village, surrounded by residential development. The proposal seeks to add a two storey extension to the side of the property. As such the proposal is acceptable in principle provided it complies with the development plan criteria and does not result in an unacceptable impact on neighbouring amenity and does not detract from the traditional character and appearance of the area which the Article 4 direction seeks to protect.

2. Design, Character and Appearance

Design and character elements of proposals are judged against policy 7 of the National Planning Policy Framework (NPPF) that requires good design and Policy 13 (h) of the CSS that requires development to be of a high standard of design and to respect and enhance the character of its surroundings. The proposal will replace a single storey garage located on the western flank of the property with a two storey element to the side to introduce two additional bedrooms and an en-suite. When viewed from the front of the property, the proposal is considered to respect and reflect the form, scale and architectural style of the original building and area.

The extension is subordinate/subservient to the original house as the height of the extension is lower than the height of the original building through the stepping down of the roofline and setting back the front building line of the extension. It remains in proportion both in its own right and in relation to the original building with fenestration in line with existing and design elements such as matching cills and materials that assist in the proposal complying with the above quoted policies.

3. Residential Amenity

Policy 13 (l) of the CSS requires development not to result in an unacceptable impact on neighbouring amenity by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

With domestic extensions, overshadowing and overlooking are the principle concerns. An objection from 3 Kemps Close, to the west of the application site, was received objecting to the proposal based on light levels, overshadowing and a negative visual impact. These points will be addressed in turn:

Light levels and overshadowing – the applicant’s property is located to the east of the objector’s property with a separation distance of over 12m. As the sun will rise in the east, there is little potential for loss of light or overshadowing over and beyond what little may currently occur to the rear (east) of the garden of 3 Kemps Close. When the distance between properties is factored in which is more than adequate to prevent any overshadowing or effect light levels to any habitable rooms, the proposal is not considered to cause any loss of light or overshadowing to neighbours.

Visual impact – as detailed in section 2, the design of the proposal accords with the design orientated aims of national and regional policies. The current view of the western gable of the applicant property is of the single storey garage and the first storey above that with one small first storey window. If the scheme proposed is implemented the outlook will only be marginally different as the two storey element will only bring this flank wall 2.7m nearer to the shared boundary and remove the window. This is not considered sufficient to warrant refusal of the scheme. No openings are proposed and to ensure this continues, Permitted Development rights for the insertion of windows in the western gable will be removed by condition.

As a result of the scale and orientation of the proposal, it will not result in a significantly adverse impact on the occupiers of No. 3 Kemps Close or surrounding properties in terms of overshadowing or loss of light. As such it is considered that the proposal complies with Policy 13 (l) of the CSS.

4. Highways and Parking

The proposed extension would increase the size of the dwelling and remove a garage parking space however it would remain a single planning unit and the increase in size would not significantly increase the intensity of traffic attracted to the site. The existing vehicular access would be retained along with the creation of an off-road parking space; this remains appropriate. The proposal complies with criteria’s’ and ‘n’ of policy 13 within the North Northamptonshire Core Spatial Strategy.

Conclusion

The proposed development is in compliance with both national and local planning policies, with no other material considerations outstanding. The application is therefore recommended for approval, subject to conditions

Background Papers

Title of Document:

Previous Reports/Minutes

Ref:

Date:

Contact Officer:

Date:

Duncan Law, Development Officer on 01536 534316