

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 15/12/2015</b>	<b>Item No: 5.5</b>
<b>Report Originator</b>	<b>Duncan Law Development Officer</b>	<b>Application No: KET/2015/0866</b>
<b>Wards Affected</b>	<b>Queen Eleanor and Buccleuch</b>	
<b>Location</b>	<b>16 High Street, Cranford</b>	
<b>Proposal</b>	<b>Full Application: Single storey rear extension</b>	
<b>Applicant</b>	<b>Mr J Wills</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. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown on drawing number 15/10/1.

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/2015/0866**

This application is reported for Committee decision because the applicant or agent is a member of KBC staff or their spouse/partner.

### **3.0 Information**

#### **Relevant Planning History**

Cranford Conservation Area,30/03/2007

#### **Site Description**

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

The application site is situated on the southern side of the High Street, within the Conservation Area of Cranford St John, a village found to the east of Kettering. The High Street runs east to west through Cranford St John. It lies on one of the principle radial routes running eastwards, the A604.

Number 16 High Street site is the eastern half of a pair of semi-detached dwellings, set back and up from the highway, following a rigid building line. The consistent row of houses of 14 to 32 High Street are former council stock and noted in the 2007 Conservation Appraisal as bearing 'little affinity with the rest of the village scene, being of standard design seen throughout the country'. There is a generous front garden and a slender concrete drive leading along the side of the house to a prefabricated detached garage. To the rear (south) is a lengthy upward sloping lawned garden. The dwelling has a traditional ridge design, finished in off white render, with concrete tiled roof and white UPVC windows. There is ample parking for 4 or more cars in the gravelled front garden.

#### **Proposed Development**

Single storey rear extension that will contain an enlarged kitchen space with a dining room.

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

C Road

Conservation Area

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

#### **Neighbours**

No comments received

### **5.0 Planning Policy**

#### **National Planning Policy Framework**

Paragraph 17 – Core planning principles

Policy 6 - Delivering a wide choice of high quality homes

Policy 7 – Requiring good design

Policy 12 – Conserving and Enhancing the Historic Environment

#### **Development Plan Policies**

**North Northamptonshire Core Spatial Strategy**  
Policy 13 – General Sustainable Development Principles

**Local Plan**

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. The principle of development
2. The effect on the Conservation Area
3. Character and appearance
4. Residential amenity

**1. The principle of development**

National planning policy in the NPPF is a material consideration in planning decisions. Paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development while Policy 7 of the NPPF attaches weight to the design of the built environment, requiring new development to respond to local character and history. Policy 12 of the NPPF requires new development within Conservation Areas to enhance or make a positive contribution to the significance of the designated heritage assets. Policy 13 of the North Northamptonshire Core Spatial Strategy supports extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and highway safety.

The application site is in an established residential area within the village boundary of Cranford. Cranford is a restricted infill village as defined by saved Policy RA3 of the Local Plan which makes provision for limited development within the village envelope. The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

**2. The effect on the Conservation Area**

The site falls within Cranford's designated conservation area identified in the Conservation Area Appraisal of 2007. Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (The Act) requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas. Policy 12 'Conserving and enhancing the historic environment' of the NPPF outlines considerations in relation to the historic environment. It states there should be a balance between harm to the significance of a designated heritage asset and the wider public benefits that would come about from allowing alterations to take place.

The design, scale and in particular the siting to the rear of the property of the residential extension is appropriate as it is considered that it will not have a

detrimental impact on the visual amenity of the street scene and will preserve the character and appearance of the Conservation Area. The proposal is entirely located on the rear of the applicant's property and is of a design that respects the existing built form.

### 3. Character, design and appearance

Good design, character and appearance of proposals are promoted by Policy 7 'Requiring Good Design' of the NPPF and Policy 13 (h) of the North Northamptonshire Core Spatial Strategy.

The proposed development to the rear will not be visible from the public realm along Cranford High Street. The proposed single storey projecting gable, that is to be focussed entirely on the rear elevation of the property, is not considered to impact negatively on the street scene or the property itself as long as the materials in its construction match that on the original property.

The property to which the application relates is a two storey semi-detached dwelling set within a large plot with the neighbours following the same consistent building line. There is ample capacity for the enlargement of the host dwelling within the applicant's ownership. The proposal for a single storey extension has been designed to respect their host by mimicking the unpretentious design of the host and makes optimal use of the plot without appearing over developed. There are elements of design that respect the character of the existing dwelling and provided the materials used match the existing where appropriate, as stated in the planning application, the extension will be acceptable as there will be no harmful effect on the character and appearance of the property and the street scene in general.

The proposed extensions will comply with Policy 7 of the National Planning Policy Framework which requires good design and Policy 13 (h) of the North Northamptonshire Core Spatial Strategy which requires new development to respect the character of its surrounding

### 4. Residential amenity

Policy 13(l) of the North Northamptonshire Core Spatial Strategy requires that development will not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking. Paragraph 17 of the NPPF (Core Planning Principles) states planning should 'always seek to secure a good standard of amenity for all existing and future occupiers of land and buildings.'

There are no southern neighbours therefore the principal impact of the proposal will be on the properties to the east and west. The extension is ground floor only and there is no proposed fenestration in the west elevation and a door to the east causing no disamenity to neighbours. The eastern neighbour has a single storey extension in situ which offers a blank flank wall to the applicant.

No neighbour objections were received and having considered the orientation of the building relative to the path of the sun; no overshadowing, overlooking or

overbearing impact would result to these neighbours. It is considered that the extension has been planned so as to protect the privacy and access to light for the neighbouring properties without hindering accessibility for maintenance of flank walls. The proposal is, therefore, considered in accordance with Policy 13 of the Core Spatial Strategy.

### **Conclusion**

The proposal is considered to be in accordance with policies in the development plan and raises no adverse impacts in respect of design and character, residential amenity and effect on Conservation Area and is, therefore, recommended for approval.

### **Background Papers**

Title of Document:

Date:

Contact Officer:

### **Previous Reports/Minutes**

Ref:

Date:

Duncan Law, Development Officer on 01536 534316