

BOROUGH OF KETTERING

Committee	Full Planning Committee - 19/01/2016	Item No: 5.4
Report Originator	Duncan Law Development Officer	Application No: KET/2015/0878
Wards Affected	Ise Lodge	
Location	29 Lomond Drive, Kettering	
Proposal	Full Application: Two storey side extension	
Applicant	Mr S Thompson	

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 eastern 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.

Officers Report for KET/2015/0878

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 07/01/2016

The application site is located at the eastern end of Lomond Drive on the Ise Lodge Estate to the east of Kettering town. The site is occupied by a two-storey semi-detached buff brick dwellinghouse with white PVC windows and doors under a brown concrete tile roof built in the 1970s. There is a tiled panel on the front elevation at first floor level, a mono-pitched front porch and flat roofed single storey side extension.

There is a small front garden with a low brick wall less than a metre in height to the front (south) and a low panel fence to the east. To the rear, the site is bounded on all sides by 1.8 metre high panel fencing. Surrounding dwelling houses form part of the same development, many of which have been extended and updated with PVCu windows.

Proposed Development

Two storey side extension

Any Constraints Affecting The Site

None

4.0 Consultation and Customer Impact

Neighbours

One objection based on effect on light levels, overlooking and loss of privacy. Plus concerns over water run-off and access for maintenance purposes.

5.0 Planning Policy

National Planning Policy Framework (NPPF)

Policy 7 – Requiring good design

Paragraph 14 – The presumption in favour of sustainable development

Paragraph 17 – Core planning principles

North Northamptonshire Core Spatial Strategy

Policy 1 - Strengthening the network of settlements

Policy 9 - Distribution and location of development

Policy 13 - General Sustainable Development Principles

Local Plan

Policy 35 - Housing: Within Towns

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

Policies in the development plan support extensions to residential properties subject to the satisfaction of certain criteria. Policy 13 of the North Northamptonshire Core Spatial Strategy requires new development to have no adverse impact on character and appearance on residential amenity. The application site is in an established residential area within the Kettering town boundary as defined by Policy 35 of the Local Plan. The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria

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 is for a two storey side extension located on the eastern flank of the property that will introduce an additional bedroom and a garage. 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 as well as to be reflective of other extensions on surrounding development and in the wider street scene.

The extension is subordinate/subservient to the original house with the height of the extension 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 thus maintaining a visual break that avoids the appearance of a terrace. 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. It is considered that the extension harmonises with, and complements the existing dwelling without appearing to be simply added

on to it thereby according with policy 7 of the NPPF and 13 of the CSS.

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 principle concerns. An objection from the eastern neighbour at 108 Churchill Way was received objecting to the proposal based on light levels and loss of privacy.

Light levels– the applicant property is located to the west of the objector's property on a similar building line. As the sun rises in the east, there is little potential for loss of light or overshadowing over and beyond what little may currently occur late in the day as a result of the existing build. The proposal is not considered to cause any loss of light or overshadowing to neighbours.

Loss of privacy – The potential for overlooking as a result of the new fenestration is limited to the new openings at first floor level in the rear (northern) elevation. No fresh views into gardens will result from the proposal to the rear (north) or attached western neighbour.

On the rear (north) elevation there is a planned window that will be 2m closer to the boundary to 108 Churchill Way than the current window that serves a bedroom however this is again not considered to introduce any additional adverse views of the garden of this eastern neighbour above what currently exists. It should be noted that there is an existing landing window in the eastern flank that currently affords potentially a more intrusive view than that proposed that will be removed. Therefore no windows' will directly face 108 Churchill Way. A condition removing permitted development rights for this elevation is recommended.

In relation to the location and scale of the extension, neighbouring properties and the orientation of the site when judging the fenestration, the proposal will not lead to any degree of additional overshadowing or overlooking. For the reasons given above, the proposed scheme is acceptable and conforms to policy 13(l) of the North Northamptonshire Core Spatial Strategy which requires that development should not result in an unacceptable impact on the amenities of neighbouring properties.

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.

5. Comments on other points raised by proposal

Surface water – an objection was received based on the potential for the proposal to expel waste water onto a neighbouring property however there is no evidence to suggest a sufficient gutter system would not be installed or that the proposal would result in excess run-off.

Access - an objection was received stating that the proposal would impede access to soffits etc. on the shared boundary for maintenance purposes. The separation distance of the two properties will remain constant at just over 1m which is sufficient for maintenance purposes.

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 it is recommended that planning permission should be granted.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Duncan Law, Development Officer on 01536 534316