

BOROUGH OF KETTERING

Committee	Full Planning Committee - 19/01/2016	Item No: 5.6
Report Originator	Richard Marlow Senior Development Officer	Application No: KET/2015/0957
Wards Affected	St. Michaels and Wicksteed	
Location	21 The Drive, Kettering	
Proposal	Full Application: Two storey rear extension	
Applicant	Mr & Mrs D Hargreaves	

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 north east and south west elevation at first floor in the extension hereby approved.

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/2015/0957

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

3.0 Information

Relevant Planning History

None

Site Description

Officer's site inspection was carried out on 07/01/2016. The site comprises a two storey detached dwelling located to the south of The Drive which is set within the Conservation Area. The property is constructed of a mixture of red facing brick and render with a interlocking concrete tile roof and wood fenestration.

Proposed Development

The application seeks permission for a two storey rear extension

Any Constraints Affecting The Site

Kettering Conservation Area

4.0 Consultation and Customer Impact

Neighbours

Objection from the neighbour to the east at no. 19 The Drive that the extension would take away the light from their kitchen/ dining area, resulting in a permanently gloomy space and would result in loss of light to the garden.

5.0 Planning Policy

National Planning Policy Framework

Paragraph 17 – Core planning principles

Policy 7 – Requiring good design

Policy 12: Conserving and enhancing the historic environment

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

Kettering Town Centre Area Action Plan

Policy 2. Urban Quarters, Urban Codes and Development Principles

Policy 12. Heritage Conservation and Archaeology

Policy 24. The Headlands Quarter

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. Character and appearance
3. Conservation Area
4. Impact on residential amenity

1. Principle of development

The application site is within the town boundary of Kettering, as defined by Policy 35 of the Local Plan, in an established residential area. Policy 1 and 9 of the Core Spatial Strategy direct development to existing urban areas

Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and the highway network. The principle of development for this proposal is therefore established.

The proposal is for an extension of an existing dwelling within its curtilage which is surrounded by similar residential units. As such, the principle of such development in this area is established.

2. 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.

The proposed two storey rear extension would be located to the south of the property and extend for 4.35 metres in depth. Its position means that the proposal would only be glimpsed from the public realm. The proposal has been designed to reflect the character and appearance of the existing dwellinghouse in terms of the proportions and fenestration, and presents a ridge that is set down from the ridge of the existing dwellinghouse. Subject to the use of matching materials the proposal will pose no adverse impact on the character and appearance of the dwellinghouse, surrounding development or the wider street scene.

In summary the proposal will comply with policy 13 of the North Northamptonshire Core Spatial Strategy.

3. Conservation Area impact

The site lies within the Kettering Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities, when considering planning applications within Conservation Areas, to pay special attention to the desirability of preserving or enhancing the character or appearance of that Conservation Area.

The Planning Practice Guidance states that local planning authorities should treat favourably applications that make a positive contribution to the surrounding Conservation Area, and for those applications that do not make a positive contribution, the harm of the proposals in this respect should be weighed against any wider benefits of the application.

The extension element is subordinate to the existing building and is largely screened from public views, with only glimpsed views of the west elevation being provided from approaches to the west. Due to the distance of the proposal from the public highway it will result in little or no impact on the character and appearance of the Conservation Area.

The insertion of two windows proposed will not impact on the character or appearance of the conservation area as both windows are hidden from the street and therefore public view.

It is therefore considered that the application preserves the character and appearance of the Conservation Area.

4. Impact on residential amenity

Paragraph 17 of the NPPF states that development must secure a good standard of amenity for all existing and future occupants of land and buildings. Policy 13(l) of the CSS is clear that development must not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

The proposal would be set south west of the neighbour at no. 19 The Drive which features a single storey pitched roof element, consistent with the application site, which provides kitchen/ dining accommodation. An objection has been received from this neighbour in relation to loss of light and overshadowing.

The two storey extension has been set 3.7m metres away from the boundary with no. 19 and would extend for 4.35 metres from the rear elevation of the dwelling, with eaves matching those existing. The neighbouring detached property to the east is set in excess of 1 metre beyond the boundary of the two properties with west facing ground floor windows and a roof light serving the kitchen/ dining area. The submitted plans indicate that the extension would not break the 45 degree rule for any of these windows in either plan or elevation form. As such it is considered that the outlook from the habitable windows of no.19 and daylight would not been unacceptably impacted by the

proposal. The ridge is set down from that of the existing dwelling and helps to minimise the mass of the extension. Two Velux windows will provide additional light to the upper floor and their positioning and height will ensure that no overlooking or privacy issues result from this element. No side facing windows are proposed within the extension and a condition is recommended to prevent the introduction of openings in the future within the north east and south west elevation of the extension at first floor. The rear windows which provide views down the garden will enable some overlooking to the rear most elements of neighbouring gardens. These views are apparent within established residential areas and in no way result in detriment to neighbouring amenity.

To the west the extension would be set in proximity to the garage of the neighbouring detached bungalow to the west at no. 23 The Drive. Some limited overshadowing of the eastern side of the neighbouring drive would result in the early morning during summer months but this would not result in unacceptable detriment to the amenity of this neighbour.

There will be no unacceptable impact on the amenity of neighbouring residents through this proposal and it is therefore considered that the development is in accordance with criterion I of Policy 13 of the North Northamptonshire Core Spatial Strategy.

Conclusion

The proposed development is in accordance with the relevant policies of the Development Plan and there are no material considerations which indicate planning permission should not be granted. The principle of development is established, there would be no unacceptable detrimental impact on neighbouring residential amenity and the design is appropriate. The application is recommended for approval, subject to conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Richard Marlow, Senior Development Officer on 01536
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Previous Reports/Minutes

Ref:

Date: