

BOROUGH OF KETTERING

Committee	Full Planning Committee - 09/02/2016	Item No: 5.5
Report Originator	Alison Riches Development Officer	Application No: KET/2015/1008
Wards Affected	Rothwell	
Location	18 Playford Close, Rothwell	
Proposal	Full Application: First floor side extension	
Applicant	Mr C Dobbins	

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 Class A shall be made in the south elevation of the building.

REASON: To protect the amenity and privacy of the occupiers of adjacent property at No.19 Playford Close in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

4. The window at first floor level on the west elevation shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjacent property at No.19 Playford Close and to prevent overlooking in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2015/1008

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 13/01/2016.

The application site is located in a wedge shaped plot on the inside of a bend in the road in an established residential estate to the east of Rothwell which was built in the 1970s and 1980s. Playford Close is a long looped close of 50 no. dwellinghouses with turning head at each end and is accessed from Connolly Drive.

The property is a two-storey red brick detached dwellinghouse with a grey concrete gable roof and a two-storey front gable projection with a render and wood panelled section on the front elevation above the front door. There is a bow window at the north end of the front elevation and all windows and doors are white PVCu. A single flat roofed garage, built at the same time and of the same materials as the existing dwellinghouse, is attached to the south elevation of the dwellinghouse.

The plot is wedge shaped with the front of the plot wider than the rear. The front garden is open plan and consists of a lawned area and a parking space in front of the garage, with another parking space adjacent to this which is in front of a 1.8 metre high gate which leads to the rear garden.

The north boundary to the front of the property is made up of the blank flank brick wall of the garage at No.17 Playford Close, and some long established planting. To the south the front boundary with No.19 Playford Close consists of hedging and a 1.8 metre high wooden panel fence.

The wooden panel fence extends along the south boundary into the rear garden, but as the proposal was for an extension above the garage the rear garden was not inspected further.

The ground level at the application site is set at a slightly lower level than the neighbour to the north at No.17 Playford Close and at a slightly higher level than the neighbour to the south at No.19 Playford Close.

Surrounding properties form part of the same development and a mixture of single and two-storey detached gable roofed dwellinghouses with off road parking built of the same palette of materials.

Proposed Development

The proposal is for a first floor extension above the existing attached single garage. The dwellinghouse has a stepped front elevation and an existing two-storey gable projection. The proposed first floor extension will finish level with the main front

elevation of the dwellinghouse. The remaining section of garage forward of the gable projection will have an alteration to its roof to change it from flat to mono-pitched.

Any Constraints Affecting The Site

None.

4.0 Consultation and Customer Impact

Rothwell Town Council

- No objection.

Neighbour

One letter of objection from the neighbour at No.19 Playford Close:

- My property is on a different land level to the application site which has more height.
- Concerned the proposed first floor side extension with its high apex roof nearer to my property would result in a loss of light particularly to the ground floor lounge and first floor gable windows.
- There could also be overshadowing of my property.
- Understand a condition can be made that no window(s) at a later date can be fitted on the first floor side extension overlooking my property.

5.0 Planning Policy

National Planning Policy Framework

Policy 4. Promoting sustainable transport

Policy 6. Delivering a wide choice of high quality homes

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 10. Distribution of Housing

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. The Principle of Development
2. Character and Appearance
3. Residential Amenity
4. Parking and Highway Safety

1. The Principle of Development

The application site is in an established residential area to the east of Rothwell.

Policies 1, 9 and 10 of the North Northamptonshire Core Spatial Strategy direct development to existing urban areas and indicate that Rothwell as a smaller town is a secondary focal point for smaller scale development.

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 subject to the satisfaction of the development plan criteria.

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 original front elevation of the dwellinghouse is stepped and has a two-storey gable projection to its south which is adjacent to the existing attached single garage. The garage projects forward of the two-storey gable projection.

The proposal will be located directly above the existing attached single garage but its front elevation will be set back from the front elevation of both the garage and the two-storey gable projection. The remaining piece of garage roof will be converted from flat to mono-pitched.

The proposal has been designed to reflect the proportions, maximum and eaves height, roof style and pitch, and fenestration style and spacing of the original dwellinghouse. Provided the materials match those on the existing dwellinghouse, which can be secured by condition, the proposal will not adversely impact on the character and appearance of the existing dwellinghouse, surrounding development or the wider street scene which is in accordance with policy 13(h) of the North Northamptonshire Core Spatial Strategy.

3. Residential 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.

The plot for the application site is wedge shaped and is wider at the front than the rear. The plot is also located on the inside of a bend and as a result the application site and its adjacent neighbours have slightly different building lines. The dwellinghouse to the north of the application site at No.17 Playford is set forward of the dwellinghouse at the application site and will not be affected by the proposal as it is located to the south of the existing dwellinghouse, and is therefore shielded by it, leading to no loss of amenity for these neighbours.

The dwellinghouse to the south of the application site at No.19 Playford Close is set back from the dwellinghouse at the application site and is not parallel to it due to the

wedge shape of the application site plot. There is also no significant difference in the ground levels between the sites.

An objection has been received from this neighbour, expressing concern regarding the difference in land levels between their property and the application site, and the height of the apex roof of the proposal being nearer to their property resulting in a loss of light and overshadowing, particularly to their ground floor lounge and first floor gable windows.

The south elevation of the application site is not parallel with the north elevation of No.19 with the rear elevation of the application site being nearer to No.19 than the front elevation. As such, the impact of the proposal will lessen from west to east.

The proposed extension will have a gable roof with the ridge running north to south, and will be orientated to the north of the neighbours at No.19 meaning that, due to the path of the sun from east to west via the south, there will be no loss of light to any of the windows of this neighbour.

Although the proposal will result in a two-storey element being in closer proximity to the neighbour at No.19, this neighbour has a blank flank two-storey wall facing the application site, meaning that the majority of the proposal will not be visible from this neighbour's.

The front elevation of the application site is set forward of the front elevation of No.19, with the distance between the flank walls of these two neighbours increasing from the rear elevation to the front, and there is already an existing single storey garage in this location. It is therefore considered that as the first floor element of the proposal does not extend the full length of the existing garage, there will only be limited, oblique-angled peripheral views of the first floor addition to the existing garage which will lead to a negligible amount of overbearing to this neighbour. In addition is not considered the pitched roof addition to the garage will lead to any loss of amenity to this neighbour. A condition will be added preventing any further openings at in the south elevation of the proposal to prevent any loss of privacy to the adjacent neighbour.

On the rear elevation of the proposal, there will be an ensuite window closest to the neighbours at No.19, however, as the rear elevation of the neighbours extends further west than at the application site, there will be no loss of privacy or overlooking of this neighbour. To ensure there is no loss of privacy, a condition will be added securing the ensuite window as obscure glazed.

No other neighbouring occupiers are likely to be affected by the proposal.

As such, subject to conditions regarding further openings and obscure glazing, it is considered that the proposal does not result in an unacceptable impact on the amenities of surrounding occupiers in accordance with policy 13(l) of the North Northamptonshire Core Spatial Strategy.

4. Parking and Highway Safety

Policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy requires new development to have a satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards, and not to have an adverse impact on the highway network nor prejudice highway safety.

The proposal does not affect the existing parking provision at the site, therefore there is no adverse impact on the highway network or highway safety in accordance with policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy.

Conclusion

Subject to the imposition of conditions requiring materials to match, no further openings in the south elevation of the proposal and obscure glazing in the proposed ensuite, the proposal accords with policies in the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Alison Riches, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: