

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 09/02/2016</b>	<b>Item No: 5.7</b>
<b>Report Originator</b>	<b>Alison Riches Development Officer</b>	<b>Application No: KET/2015/1041</b>
<b>Wards Affected</b>	<b>Desborough St. Giles</b>	
<b>Location</b>	<b>7 Millholm Road, Desborough</b>	
<b>Proposal</b>	<b>Full Application: Two storey rear with two storey and first floor side extensions</b>	
<b>Applicant</b>	<b>Mr M Almond</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 window at first floor level on the northwest (rear) elevation of the side extension hereby approved shall be glazed with obscured glass and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

4. 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 at first floor level in the northeast (side) and southwest (side) elevations of the rear extension hereby approved.

REASON: To protect the amenity and privacy of the occupiers of adjoining properties in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

## **Officers Report for KET/2015/1041**

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 a two-storey detached red brick and render clad dwellinghouse with a concrete tile gable roof, located in an established residential area to the southeast of Desborough. The property was built in the late 1960s and all windows and doors are white PVCu. The property was originally built with a single flat roofed garage attached to the southeast elevation of the dwellinghouse and set forward of the front building line with a flat roofed porch attached. The garage has been converted into a habitable room.

There is a relatively large open plan block paved front garden which slopes downwards towards Millholm Road. The rear garden is enclosed by the flank elevation of No.5 Millholm Road to the northwest and a 1.8 metre high wooden panel fence with planting inside it. All other boundaries are 1.8 metre high wooden panel fencing.

Surrounding properties form part of the same development.

#### **Proposed Development**

The proposal is for a first floor side extension above the former garage in line with the front elevation of the original dwellinghouse, a two-storey side extension behind the former garage and a two-storey rear extension from the back of the original dwellinghouse.

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

Within the Nene Valley Nature Improvement Area (NIA) Boundary

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

#### **Desborough Town Council**

- No comments received.

#### **Neighbours**

5 Millholm Road

- Objection.
- The proposal due to its size and position which will be less than 1 metre from our property will overshadow and block out the light given by our first floor landing window.
- The size of the rear extension which virtually doubles the depth of the building will be imposing and not compatible with adjacent properties.

## **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
5. Nene Valley Nature Improvement Area (NIA)

### **1. The Principle of Development**

The application site is in an established residential area to the southeast of Desborough.

Policies 1, 9 and 10 of the North Northamptonshire Core Spatial Strategy direct development to existing urban areas and indicate that Desborough 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 application site is an area of Millholm Road with a staggered building line and the dwellinghouse is set the furthest forward on the north side of Millholm Road and has one of the largest plots. The adjacent property to the west at No.5 Millholm Road has its front elevation almost in line with the rear elevation of the application site. To the east, the adjacent neighbour at No.9 Millholm Road is on the corner of Upper Steeping and is set back towards the rear of its plot following the building line for the dwellinghouses in Upper Steeping. As such, the existing dwellinghouse is highly visible and any alterations and extensions to the side (northeast) and rear (northwest) will be viewed within the street scene.

The proposed extensions are two-storey and are attached to the rear and the side (northeast) elevation, both of which will be visible in views from Upper Steeping due to No.9 Millholm Road being set so far back in its plot. Current views of the application site from Upper Steeping show the side (northeast) and rear elevations of the dwellinghouse as well as the side (northeast) elevation of No.5 Millholm Road which is set back behind the application site. There will be no views from the west of the application site due to No.5 Millholm Road being set back in line with the rear elevation of the existing dwellinghouse at the application site.

The proposed extensions have been designed to reflect the proportions, roof style and pitch, window design and spacing of the existing dwellinghouse and will extend out to the side and rear of the original dwellinghouse only and will not extend over the garage, and as such, it is considered that when viewed from a distance in Upper Steeping, the proposed extensions will reflect the presence of the buildings already there. The rear extension will be seen in place of the flank of No.5 Millholm Road and the side extension will be seen in place of the original side elevation of the dwellinghouse. Provided the materials used match those on the existing dwellinghouse, which can be secured by condition, it is considered that the proposed extensions will not adversely impact on the character and appearance of the existing dwellinghouse, surrounding development or the wider street scene

As such, the proposal complies with policy 13(h) of the North Northamptonshire Core Spatial Strategy in that it reflects the character of its surroundings.

### 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 two parts of the proposal are dealt with separately:

#### Two-Storey Side (Northeast) Extension

The proposed side extension is located on the northeast elevation of the dwellinghouse. The dwellinghouse at the application site is set forward of its adjacent neighbour to the northeast at No.9 Millholm Road. The dwellinghouse at No.9 Millholm Road is set back towards the rear of its plot with a detached garage in the front garden in line with the garage at the application site. The proposed side extension will finish level with the existing rear elevation of the dwellinghouse and will have a window at first floor level facing towards the front elevation of No.9. No.9 has an obscure glazed window at first floor level nearest to the application site.

Although the angle of view from the proposed window is relatively oblique and the front elevation of No.9 is in the public realm, by having its garage set forward of the dwellinghouse, the occupiers can expect a relatively higher level of privacy to their ground floor front windows than if the property was facing directly onto Upper Steeping. As such, to prevent any likelihood of overlooking or loss of privacy to the occupiers of No.9, a condition is to be added to fix shut and obscure glaze the first floor window up to a level of 1.7 metres above floor level in this room. It is not reasonable to add a condition preventing further openings at first floor level in the northeast elevation of the side extension as this elevation looks out over the driveway and not into the private amenity areas of surrounding neighbours.

By virtue of its location in relation to other dwellinghouses, the proposed side extension is unlikely to have any impact on the amenities of any other surrounding neighbours.

Subject to the imposition of the condition for the rear window, this part of the proposal complies with policy 13(l) of the North Northamptonshire Core Spatial Strategy in that it does not result in an unacceptable impact on the amenities of neighbouring properties.

#### Two-Storey Rear (Northwest) Extension

The proposed rear extension is located on the northeast elevation and extends from the rear elevation by 5 metres. The dwellinghouse at the application site is 1 metre from the boundary with the adjacent neighbour to the west at No.5 Millholm Road which has an obscure glazed landing window at first floor level in the side (northeast) elevation facing the application site.

The neighbour at No.5 has objected to this part of the proposal stating that as it is less than 1 metre from their property it will overshadow and block out the light given by the first floor landing window and will be imposing by virtue of the rear extension virtually doubling the depth of the building.

With respect to the landing window at No.5, this is not a habitable room but a passing place, the window is obscure glazed and is on the northeast elevation of the dwellinghouse meaning that by virtue of its orientation in relation to the path of the sun, this window provides only minimal light to this landing. The proposed extension will finish just past the north end of this neighbour's window but there is a 1 metre gap between the two dwellinghouses meaning there will still be some light to this window. In addition, at the time of the site visit, there was a tall conifer planted beneath this window, the branches of which were beginning to partially obscure light to it. As such, it is considered that although there will be some loss of light to this window caused by the proposal, it is a landing and not a habitable room and therefore the loss of light is not significant enough to warrant a refusal.

With respect to the proposal being imposing on No.5, the only views of the proposal from No.5 will be through the obscure glazed landing window, and as this is not a habitable room and the extension is 1 metre from the boundary of this neighbour it is considered that the proposal will not be overbearing or lead to a loss of amenity to this occupiers of this dwellinghouse.

There are first floor windows in the rear elevation of the proposal which face up the back garden. Due to their location in relation to the adjacent neighbour to the east at No.9 Millholm Road, it is considered that these windows are at an oblique angle to the windows in the front elevation of No.9 such that there would be no loss of privacy to either the occupiers of the application site or these neighbours. A condition will be added preventing any further openings in both side elevations of the proposed rear extension to prevent any issues of overlooking.

In addition to the extensions, the applicants are inserting two windows at first floor level in the (side) southwest elevation of the existing dwellinghouse which will face over the driveway of No.5 Millholm Road. The windows are for a bathroom and an ensuite and will be obscure glazed with opening top lights in each window 2 metres above floor level. This is development permitted by Class A of Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and as such the windows could be inserted outside of the scope of this application.

As such, subject to a condition regarding openings, the proposal complies with policy 13(l) of the North Northamptonshire Core Spatial Strategy in that it does not result in an unacceptable impact on the amenities of neighbouring properties.

#### 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 parking provision at the site is provided by the driveway which has space for the parking of at least two vehicles clear of the highway. In addition, there is unrestricted parking on the surrounding streets.

The proposal does not impact on the existing parking arrangements at the site and it is considered that the increase in the size of the property, which includes an additional bedroom, will significantly increase the need for additional parking at the site. As such, the proposal complies with policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy in that it provides for a satisfactory means of access, parking, and manoeuvring and does not to have an adverse impact on the highway network nor prejudice highway safety.

#### 5. Nene Valley NIA

The application site is within the NIA boundary, however, as the application site is in an established residential area and the proposed extension takes up a proportion of the rear garden, it is not considered the small scale of the development proposed will have any adverse impact on existing wildlife or the improvement of the Nene Valley.

**Conclusion**

Subject to conditions regarding matching materials, no further openings in the side elevations of the rear extension and obscure glazing in the rear first floor window of the side extension, the proposal complies 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: