

BOROUGH OF KETTERING

Committee	Full Planning Committee - 08/03/2016	Item No: 5.6
Report Originator	Duncan Law Development Officer	Application No: KET/2016/0037
Wards Affected	Barton	
Location	4 Salen Close, Barton Seagrave	
Proposal	Full Application: First floor side extension with installation of solar panels to side and 2 no. roof lights to rear	
Applicant	Mr C Burns	

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 development hereby permitted shall not be carried out other than in accordance with the approved plans and details submitted with the application.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. 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.

Officers Report for KET/2016/0037

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

3.0 Information

Relevant Planning History

KET/2010/0419 - First floor front extension, APPROVED, 16/08/2010

Site Description

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

Salen Close is located within Barton Seagrave, to the south east of the Kettering. The site comprises a substantial two storey detached dwelling within a modern residential development accessed via a shared private drive. The building is constructed from multi-red brick under concrete pantiles with brown windows and sits centrally in a large plot. The property benefits from an integrated garage and off street parking for 3 or more cars. The surrounding properties present a similar scale and character although number 2 Salen Close has been subject to a great deal of expansion that has subsumed the original. Land levels are consistent both within and immediately surrounding the site. To the rear is a medium sized garden principally laid to lawn, boundary treatments consist of 1.8 close boarded fencing.

Proposed Development

First floor side extension with installation of solar panels to side and 2 no. roof lights to rear

Any Constraints Affecting The Site

None

4.0 Consultation and Customer Impact

Parish/Town Council

No objection

Neighbours

One objection received as 'will totally change the look of the area and make this house look out of place'

5.0 Planning Policy

National Planning Policy Framework

Policy 7 – Requiring Good Design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 13 – General Sustainable Development Principles

Local Plan

Policy 35 – Housing: Within Towns

Emerging Policy

North Northamptonshire Joint core strategy 2011–2031

Policy 8 – North Northamptonshire place shaping principle

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 and Impact on Character
3. Impact on Residential Amenity
4. Highways and Parking

1. Principle of Development

The application site is in an established residential area to the south east of Kettering within the town boundary as defined by Policy 35 of the Local Plan. There are 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 supports extensions to residential development provided there is no adverse impact in terms of character and appearance and residential amenity. The principle of development is, therefore, established subject to the satisfaction of the development plan. Policy 8 e) of the emerging North Northamptonshire Joint core strategy 2011–2031 states that development should ensure quality of life and safer and healthier communities by protecting amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking. The North Northamptonshire Joint Planning Unit (JPU) considers that significant weight can be given to the JCS given the policies have been tested through the Examination Hearings and Main Modifications have been published for consultation.

2. Design and Impact on Character

Proposed extensions should normally respect and reflect the form, scale and architectural style with the original building and area. The extension should usually be subordinate/subservient to the original house and in proportion both in its own right and in relation to the original building. A previous submission was withdrawn as it was considered to be harmful to the street scene as the proposal impinged on the gaps between dwellings and was considered to overwhelm the host property. This new proposal has been designed to overcome these objections resulting in an acceptable design. This has been achieved by the height of the gable being lower than the height of the original building that would leave enough space between the neighbours to ensure they would appear visually separate if a similar proposal was completed by the neighbour. Indeed, the neighbouring property to the south, no. 5 Salen Close, received permission under KET/2010/0419 for a similarly scaled

extension at first floor level that was deemed to have acceptable impacts on the street scene.

A neighbour objection was received based on the adverse impact of the proposal on the street scene however there are precedents within the street that have deemed expansion of the properties acceptable, particularly relevant are no 2 Salen Close which has been extended and the expired permission on number 5 to the immediate south previously mentioned.

The property will remain a large detached property and as long as materials used match the host, there will not be any negative effects on the host or wider street scene. The external finishes, materials and architectural features proposed, the brick colour/type and the mortar joints will match those of the existing house. Similarly, the design, proportions and position of joinery details, windows and doors respect those of the original building. This is because the vertical and horizontal emphasis or hierarchy of windows has been followed.

The installation of solar panels on this residential building is 'permitted development' with no need to apply to the Local Planning Authority for planning permission as the panels are not be installed above the highest part of the roof (excluding the chimney) and do not project more than 200mm from the roof slope. The proposed roof lights are located on the rear roof slope and offer no adverse impacts with regard to character.

It is considered that the extension corresponds with, and complements the existing dwelling without appearing to be merely added on to it. Provided materials match those on the existing dwelling as stated in the planning application the proposal 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 and 8 d) and e) of the emerging JCS which requires development to respect the character of its surroundings.

3. Impact on Residential Amenity

Policy 13 (l) of the CSS and emerging policy 8 of the JCS 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

The proposed addition would occupy the same footprint as the existing garage to the front and side (south) of the existing dwelling. Although substantial in scale and mass, the extension would stand adjacent to an integral garage associated with the neighbouring property and no habitable room windows would be impacted by overshadowing. Furthermore, the siting of the addition relative to the neighbouring properties to the east and south is such that no overbearing impact would result. Windows are proposed within the front and rear facing elevations that offer no additional views than result from the existing windows therefore no overlooking would result from the development. When utilising the 45 degree rule to judge the effect of the proposal on the outlook from or daylight to neighbouring houses, it can be seen that the separation distances to neighbours and the design of the proposal avoids breaking this in both the vertical and horizontal axis. This rule aims to provide

a fair balance between the wishes of those who want to build and the people who live next door.

In relation to the location and scale of the extension, neighbouring properties, boundary treatments and the orientation of the site when judging the fenestration, the proposal does 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 Policy or 8 e) of the emerging North Northamptonshire Joint core strategy 2011–2031 which requires that development should not result in an unacceptable impact on the amenities of neighbouring properties.

4. Highways and Parking

Although the proposed extension would increase the size of the dwelling, the property 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 parking and access facilities would be retained and these are considered acceptable. The proposal complies with criteria 'd' and 'n' of CSS policy 13

Conclusion

The application is recommended for approval

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Duncan Law, Development Officer on 01536 534316