

BOROUGH OF KETTERING

Committee	Full Planning Committee - 08/03/2016	Item No: 5.7
Report Originator	Rebecca Collins Development Team Leader	Application No: KET/2016/0077
Wards Affected	Desborough Loatland	
Location	Marlow House, Harborough Road, Desborough	
Proposal	Full Application: Conversion of barn to create 2 no. dwellings	
Applicant	The Vine Community Trust	

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 REFUSED for the following reason(s):-

1. The inclusion of two dwellings within a unit of this size and the layout of the site would result in a cramped form of development resulting in overdevelopment of the application site. The proposed conversion including the insertion of numerous roof lights fails to respect the significance of this non-designated heritage asset to the detriment of its character and appearance. The proposal is therefore considered contrary to Policies 7 and 12 of the NPPF and Policy 13 of the CSS.

2. The proposal would result in small, cramped units, with limited size rooms. The lack of outlook from habitable rooms and no access to private amenity space for the properties would have a detrimental impact on the amenity of future occupants contrary to Policy 13 (a and l) of the CSS and the Core Planning Principles of the NPPF.

3. There is insufficient information submitted with the application to demonstrate that cars can suitably manoeuvre in and out of the spaces proposed and that they are sufficient in size and number to meet current highways standards. The proposal is therefore considered contrary to Policy 13(d) of the CSS.

Officers Report for KET/2016/0077

This application is reported for Committee decision because a ward member has asked for it to be considered.

3.0 Information

Relevant Planning History

KET/2015/0784 - Conversion of barn to create two units. Refused.

Site Description

The application site consists of a two storey, iron stone cart barn located in the grounds of the Marlow House, surrounded by the buildings associated with that use and the car park.

To the west of the application site is Home Farm, a residential property with a number of windows facing the application site. There is an approximately, 2 metres close boarded fence on the western boundary of the site with the neighbouring property.

Proposed Development

Conversion of barn to create two units.

Any Constraints Affecting The Site

C Road

4.0 Consultation and Customer Impact

Parish/Town Council

Desborough Town Council

No objection

Environmental Health

No objection subject to conditions with regards to contamination and acoustic separation.

Neighbours

One neighbouring property, adjacent to the application site - Home Farm, Gold Street has objected to the proposal on the grounds of:

- Traffic and car parking issues, the new development will compound existing parking issues which exist at Marlow House.
- Overshadowing, overlooking and loss of privacy from new windows facing Home Farm.
- Noise disturbance from new residence.
- This objector raises a number of concerns with regards to the accuracy of the information submitted by the applicants.

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

Policy 12. Conserving and enhancing the historic environment

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

Policy 14: Energy Efficiency and Sustainable Construction

Local Plan

35. Housing: Within Towns

Supplementary Planning Documents

Sustainable Design SPD

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle
2. Character
3. Amenity
4. Highways, Access and Parking
5. Other matters

1. Principle

The application site is located within the designated town boundary of Desborough. Development within town boundaries is usually supported by Policies 1 and 9 of the North Northamptonshire Core Spatial Strategy (CSS) and Policy 35 of the Local Plan for Kettering Borough.

A similar application for the conversion of this barn into two units was refused planning permission on 06/11/2015 for the following reasons:

The number and poor design of openings, especially the proposed dormers and the regularity of the proposed openings is out of character with the existing building and would result in harm to the significance of this historic cart barn, a non-designated

heritage asset. The proposal will also have a detrimental impact on the character of the existing building and the street scene and is contrary to Policies 7 and 12 of the NPPF and Policy 13 of the CSS.

The proposal would impact the amenity of the property to the east of the application site, Home Farm, through overlooking from new windows and habitable rooms in the proposal. Also, the proposal fails to include any private amenity space for the dwellings proposed, which would have a detrimental impact on the amenity of future occupants contrary to Policy 13 (a and l) of the CSS and is a requirement as set out in the Core Planning Principles of the NPPF.

There is insufficient information within the application to demonstrate that cars can suitably manoeuvre in and out of the car parking spaces proposed, especially with the existence of the proposed bin store. The spaces themselves are insufficient in size to meet current highway standards and the proposal is therefore considered contrary to Policy 13(d) of the CSS.

The refusing of this planning permission and the reasons given above (if not suitably addressed by this subsequent application) are material planning considerations with considerable weight in the determination of this planning application. These matters are further discussed below.

2. Character

The application proposes to use an existing two storey, iron stone, cart barn and convert this building to two dwellings. The existing building is considered to be a non-designated heritage asset, as set out in the NPPF. It is visible from the public highway, located just outside the designated Desborough Conservation Area. Paragraph 135 of policy 12 of the NPPF states that 'in weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

Paragraph 57 of policy 7 of the NPPF goes on to state that 'it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings'. Paragraph 64 goes on to say 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area'.

The proposal includes the insertion of a number of openings, especially in the roof space including 8 Velux roof lights, as well as the insertion of a new window on the front (western) elevation and the relocation of an existing window; the re-instatement of a window in the rear (eastern) elevation and the insertion of two new windows and the bricking up of a door; and the insertion of a window in the southern side elevation.

Heritage England provides design guidance with regards to the Conversion of Farm Buildings. It encourages the use of existing openings and explains that regular windows, domestic in appearance are not suitable for buildings of this type and age. It encourages a good balance between glazing to solid in the treatment of the elevations. Although, there are few openings proposed in the elevations of barn,

apart from the roof, the proposed removal and insertion of stone is random and with limited justification based on the understanding of the significance of the building, fails to respect the quality and simple form of this historic building.

The number and regularity of the proposed roof lights, visible in the street scene, would be out of character with the existing building. Roof lights are not typical to a barn or a on a building of this age. Openings on this type of building would have been functional and unlikely to be in the roof. The roof is clearly visible in the street scene and this would have a detrimental impact on the character of this building and the surrounding area.

The number and size of rooms are small, resulting in two small units. The layout of the site is cramped with only small gardens (less than 8metres x 5metres), there is limited car parking available, although the spaces shown are slightly too small, there is sufficient space to park two cars. However, this will take up more of the garden. Given the cramped nature of the site, the existence of car parking for Marlow House and the land levels, there is limited space around the building to park and manoeuvre. On this basis, it is considered that two dwellings and the cramped layout would result in overdevelopment of this site.

The subdivision of the site, with further 1.8 metre close boarded fence is also likely to be out of character with the barn and will be clearly viewed within the site.

The design and number of these openings is unsympathetic to the age and arrangement of this building and would result in harm to the significance of this historic cart barn to the detriment of the character of the existing building and the street scene. The inclusion of two dwellings within a unit of this size and the layout of the site would result in a cramped form of development resulting in overdevelopment of the application site. The proposal is therefore considered contrary to Policies 7 and 12 of the NPPF and Policy 13 of the CSS.

3. Amenity

Policy 13 (l) of the CSS states that development should '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'. Paragraph 17, Core Planning Principles in the NPPF states planning should 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of the land and buildings'.

The proposal is for two dwellings, the proposed first floor of each property includes two bedrooms and a bathroom in each property, all served only by roof lights. The resultant development would mean that there was no outlook from habitable rooms at all. This would have a detrimental impact on the amenity of future occupants and therefore is recommended for refusal on this basis. The units are small and cramped and the two bedrooms in the roof space are particularly small with limited space given the sloping eaves which will also reduce useable room space.

The previous application included dormer windows in its roof slopes, any inclusion of windows or dormers on the front (western) elevation, given that the proposal is located less than 15 metres from the front elevation of the existing residential

property to the east of the site, Home Farm, Desborough and there are a number of openings in the front elevation of Home Farm, which serve habitable rooms. Then the proposal would have a detrimental impact on the amenity of Home Farm through overlooking.

Policy 13 (a) states that development should 'incorporate flexible designs for buildings and their settings, including access to amenity space'. The proposal includes only a very small area of amenity space for each of the dwellings and no private amenity space at all as it will be clearly overlooked from windows in the front elevation of Home Farm and these two permitted properties. Furthermore, the use of the car park adjacent to Marlow house is likely to create noise and disturbance adjacent to these properties further negatively impacting the amenity of future occupants. As previously stated the erection of 1.8 metre close boarded fencing around the building is likely to have a detrimental impact on the character of this area and the view from the street scene being an alien feature in this location.

The proposal would result in small, cramped units, with limited size rooms. The lack of outlook from habitable rooms and no access to private amenity space for the properties would have a detrimental impact on the amenity of future occupants contrary to Policy 13 (a and l) of the CSS and the Core Planning Principles of the NPPF.

4. Highways, Access and Parking

The application proposes to utilise the existing access to Marlow House car park off Gold Street. Although this is considered to be an intensification of an existing vehicle access, the Highways Authority previously raised no objection to the use of this vehicle access. It is however, for the Local Planning Authority to satisfy themselves that there is suitable parking and manoeuvring available within the application site.

Policy 13 (d) of the CSS states that development should 'have a satisfactory means of access and provide for parking, servicing and manoeuvring in accordance with adopted standards'. Further details in terms of a site plan are required to demonstrate that there is sufficient car parking, as proposed (4.8m x 2.4m or 6m x 3.2m if surrounded by walls). There are a limited number of spaces proposed for the two, two bedroom dwellings and there appears to be limited manoeuvrability within the application site for vehicles to get in to and out of the spaces, especially if all the spaces associated with Marlow House were in use.

There is insufficient information to demonstrate that cars can suitably manoeuvre in and out of the spaces proposed and that they are sufficient in size and number to meet current highways standards. The proposal is therefore considered contrary to Policy 13(d) of the CSS.

5. Other Matters

Sustainability

Policy 14 of the CSS requires new development to meet the highest standards of resource and energy efficiency and a reduction in carbon emissions. All proposals for new development should demonstrate how they are intending to incorporate

techniques of sustainable construction and energy efficiency and make provision for waste reduction and recycling and for water efficiency and water recycling. The applicants have submitted some information in appendix 1 of the Planning Application Supporting Statement. This matter could be dealt with by a suitably worded condition.

Contamination

Due to the underlying geology present throughout Northamptonshire, a full ground investigation will be required to prevent unacceptable risks to future occupants of the site. This can be secured via a suitably worded planning condition. Subject to this, the proposal is considered acceptable in terms of risk of contaminants and in accordance with policy 11 of the NPPF.

Conclusion

The proposal would result in a cramped form of development and overdevelopment of the application site, which would have a negative impact on the amenity of future occupants. The application also fails to demonstrate that there is adequate car parking and manoeuvring space within the application site. The proposal is therefore considered contrary to policies contained within the NPPF and Development Plan.

Background Papers

Title of Document:

Date:

Contact Officer:

Rebecca Collins, Development Team Leader on 01536 534316

Previous Reports/Minutes

Ref:

Date: