

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 05/04/2016</b>	<b>Item No: 5.1</b>
<b>Report Originator</b>	<b>Alison Riches Development Officer</b>	<b>Application No: KET/2016/0034</b>
<b>Wards Affected</b>	<b>Welland</b>	
<b>Location</b>	<b>1 Oakley Road, Pipewell</b>	
<b>Proposal</b>	<b>Full Application: Raise roof height to form first floor with two storey rear extension</b>	
<b>Applicant</b>	<b>Mrs L Huxter</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 development hereby permitted shall not be carried out other than in accordance with the amended plans listed at the bottom of this decision notice.

REASON: To secure an appropriate form of development in the interests of the character and appearance of the surrounding area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. No development shall commence on site until details, together with samples, of the render colour and finish have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: Details of materials are necessary prior to the commencement of development in the interests of character and appearance of the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

## **Officers Report for KET/2016/0034**

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

### **3.0 Information**

#### **Relevant Planning History**

KET/2006/0961. Proposed single storey side extension. Approved 19/12/2006.

#### **Site Description**

Officer's site inspection was carried out on 19/01/2016.

The application site is located to the south of Pipewell adjacent to the Conservation Area. There is no village boundary for Pipewell so the whole area is considered to be open countryside.

The property is a single storey detached buff brick dwellinghouse built in the 1920s/30s and set forward in a large plot of land with a lean-to single garage attached to the east elevation which is joined to another single flat-roofed garage. All windows and doors are replacement white PVCu. There is a bay window at the west end of the front elevation and this has been replicated in a single storey extension attached to the west elevation.

The front garden is approximately 15 metres in length and has a driveway leading to the garage with space for at least two vehicles clear of the highway. The front boundary is edged by an ivy covered low buff brick wall.

To the rear is a large garden containing an orchard which measures approximately 70 metres in length. The rear boundaries are made up of mature hedges and trees in excess of 2 metres in height. Bridleway GY001 runs along the west boundary.

There is no development to the east of the application site and there is a single detached dwelling to the southwest of the site, which is approximately 50 metres from the dwellinghouse at the application site. Opposite the site is the conservation area and the grade II listed Entrance Lodge to Pipewell Hall and Pipewell Hall itself.

#### **Proposed Development**

The original proposal was for the demolition of the existing garages and the construction of a first floor extension above the existing dwellinghouse with square double height bay window, the relocation of the front door and the creation of a porch, an attached double garage with a front dormer and room above, and a two-storey gable roofed rear projection.

Amended plans were requested to amend the design to better reflect the character and appearance of the existing dwellinghouse. The dormer window in the proposed garage was moved from the front roof plane to the rear roof plane and the fenestration was rearranged to better reflect the locations in the

original dwellinghouse. The front door was reinstated in its original location and a chimney retained on the east (side) elevation.

The proposal is therefore as follows:

- To demolish the existing garages and rebuild a double attached garage with a gable roofed dormer window in the rear roof plane and a room above.
- A first floor extension to the existing dwellinghouse to create a two-storey dwellinghouse with a gable roof.
- A two-storey rear extension with a gable roof located at the west end of the rear elevation.

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

Public Bridleway GY001

Within Pipewell Conservation Area

Listed Building (Setting of)

C Road

## **4.0 Consultation and Customer Impact**

Initial Consultation 19/01/2016

### **Rushton and Pipewell Parish Council**

- Supportive of this application which will enhance the visual appearance of the area.

### **Neighbours**

1 letter of support and 2 letters of objection received.

### Support

- Believe the plans will enhance the area.

### Objection

- The principle of re-development of a modest sized bungalow on a large plot of land is to be expected but the form, scale and proposed elevational treatment are inappropriate for this rural location.
- The property sits at a critical junction in the village and its importance cannot be overstated.
- As submitted the proposals are typical of suburban housing found on the edge of most towns and cities and should therefore be rejected.
- Specifically, the points of objection are that being a relatively recent property the building footprint measures 9.1 metres and if extended to a full two-storeys, the scale will not reflect the typical narrow depth plan found in modest sized rural properties and consequently will result in large blank gables.
- Because of the plan depth and the 33/34 degree roof pitch the scale of the redevelopment will appear large and bulky – submitted drawings show a front dimension of 19.1 metres without a break in the building frontage.
- The number and size of windows seems excessive, particularly on the

front elevation.

- The opportunity to render over or face the existing unattractive brickwork has not been taken, a render coat (possibly insulated to improve the building's fabric performance) or a local natural stone facing would enable window and door openings, with appropriate lintels and cills, to be incorporated into the refurbishment.
- For a property on this important setting, details of window and doors, fascia's, verges and guttering should be approved as part of any permission and not be conditioned for subsequent reserved matter approvals. This is to avoid inappropriate materials i.e. UPVC being incorporated during construction.
- There are several alternative approaches to the elevational treatment including dropped eaves at gutter height with dormer windows which I believe is better suited in style and scale for this village. Whilst the dropped eaves will encroach into the bedrooms, I believe determining an appropriate scale and form to the redevelopment should be the overriding factor in achieving a satisfactory design. An example is the cottage almost directly opposite the site.
- Use of plastic windows and doors is not representative of the majority of local buildings and will look out of place in a medieval village.
- The height of the building will block out light from the junction and be dominant in the surrounding area.

Reconsultation 08/03/2016

#### **Rushton and Pipewell Parish Council**

- No comments received.

#### **Neighbours**

1 letter of **objection** received.

- The applicant intends to make very minimal changes to gain permission and not address the fundamental problems with the design.
- Despite the removal of a 'Tudor' style gable on the main elevation the two storey design still represents a typical suburban form of housing which is inappropriate in this important village setting.
- The main elevation still contains too many windows and there are two landing windows where one would suffice.
- There has been no attempt to address the large ungainly gables, both east and west.
- Brickwork lines appear to have been removed from the main elevation, does this indicate an alternative material – is stone proposed?
- The garage appears to be 4.8m x 4.9m internally which is wholly inadequate for today's cars. Should be minimum of 5.7m x 5.7m.
- The current proposal will result in 3 or more cars being parked in view in front of the property, again a visual issue for the village.

## **5.0 Planning Policy**

### **Legislation**

The Town and Country Planning (Listed Buildings and Conservation Area) Act

1990

### **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**

RA4. Rural Area: Restraint and Scattered Villages

7. Environment: Protection of the Open Countryside

#### **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. The Principle of Development
2. Character and Appearance
3. Residential Amenity
4. Parking and Highway Safety
5. Public Footpath GY001

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

The application site is in an established residential area to the south of Pipewell village.

Pipewell is defined as a scattered village by policy RA4 of the Local Plan for Kettering Borough which means there is no village boundary and as such Pipewell is in the open countryside, where planning permission would not normally be granted except for where the proposal is appropriate to the form, character and setting of the existing village.

Policy 7 of the Local Plan for Kettering Borough restricts new development in the open countryside. As the proposal is for extensions and alterations to an

existing dwellinghouse the type of development proposed is not restricted by these policies.

Policies 1, 9 and 10 of the North Northamptonshire Core Spatial Strategy direct development to existing urban areas and indicate that Pipewell as part of Kettering rural is a tertiary focal point for limited development, such as extensions, after the growth town of Kettering and the smaller towns of Burton Latimer, Desborough and Rothwell.

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.

Pipewell has no village boundary and is defined as a scattered village by policy RA4 of the Local Plan for Kettering Borough. Scattered villages are small hamlets or groups of dwellings regarded as scattered development in the open countryside.

The majority of dwellinghouses making up Pipewell lie to the north of Oakley Road and include the Grade II listed Pipewell Hall and its associated buildings, and other listed cottages of the same period. The Conservation Area is also to the north of Oakley Road, as is a Site of Special Scientific Interest, and the Cistercian Abbey and associated medieval settlement which is a Scheduled Ancient Monument.

The application site and other properties scattered at the periphery of Pipewell are all later infill development, added subsequent to the historic development. They are not included as part of the designated heritage assets and have been located away from them so as not to impact on the historic core.

The application site is one of the later infill additions in the 1920s/30s, hence its location at the edge of Pipewell, to the south of Oakley Road, outside the Conservation Area.

The design of the dwellinghouse is typical of the time it was built with a rounded bay window at the west end of the front elevation and modest in scale, although it is set in a large plot of land. To reduce its impact on the designated heritage assets and the historic core of Pipewell, the dwellinghouse is set approximately 15 metres back from the front boundary with Oakley Road.

The proposal will be visible in the public realm in Oakley Road and is for the conversion of the existing dwellinghouse from single to two-storey. The

scheme has been amended through the application process to better reflect the character and appearance of the existing dwellinghouse. The existing ground floor bay windows, the front door, and the location of the existing fenestration has been retained and the proposed first floor fenestration has been located above the existing fenestration.

The brickwork at ground floor level is retained with render proposed at first floor level, a new gable roofed two-storey element is proposed at the west end of the rear elevation, and a chimney has been reinstated on the west elevation. The proposed garage replaces the existing single storey garages at the site and has a room above with a dormer window on the rear roof plane.

Letters of support and objection have been received in relation to the proposal. The letters of support believe the proposal would enhance the visual appearance of the area while the letters of objection think the form, scale and elevational treatment are inappropriate for the typical narrow depth plan found in this rural location, stating that the site is at a critical junction in the village, the use of materials is inappropriate, there are too many windows, and the design should reflect the medieval cottages in close proximity to the application site.

With respect to the objections, it is accepted that the application site is in a rural setting in close proximity to historic medieval development, but it is outside the Conservation Area at the southern edge of Pipewell, and the single storey dwellinghouse on site was built in the 1920s/30s of a style and palette of materials reflective of its time.

The applicants have chosen to alter and extend the existing 1920s/30s bungalow at the site and not demolish and build a new dwellinghouse and therefore the starting point for the proposal is to make reference to the existing proportions, design, character and appearance of the host building. It is not considered appropriate for the design of the extensions and alterations to reflect a medieval cottage when it is based on a 20<sup>th</sup> century bungalow.

As the host building will remain in situ and a first floor will be added to it, it is considered the location of the first floor windows in the front elevation directly above the existing ground floor openings are appropriate, and that any fewer may have unbalanced the appearance of the ground and first floors, which would have adversely impacted on the character and appearance of both the existing dwellinghouse, the wider street scene, and the nearby Conservation Area.

With respect to the rear elevation, the proposed garage has been amended so that the proposed dormer window is on the rear roof plane and therefore will only be visible in glimpsed views from Oakley Road. The two-storey rear extension will also only be visible in glimpsed views from Oakley Road. As such, it is considered the extensions and alteration to the rear elevation, as they will only be partially visible in the public realm, will not adversely impact on the character and appearance of the existing dwellinghouse, and due to the separation distance, will not adversely impact on the character and

appearance of surrounding development or the wider street scene.

With respect to the materials to be used, the existing dwellinghouse has replacement plastic windows and it is not considered appropriate to insist that wooden windows be used at first floor level. The existing brickwork will remain at ground floor level and it is proposed for the first floor to be render covered. The finish and colour of the render can be secured by condition to ensure the materials are reflective of the existing dwellinghouse and do not adversely impact on the character and appearance of the wider street scene or the nearby Conservation Area.

As such, subject to a condition regarding the finish and colour of the proposed render, it is considered the proposed extensions and alterations reflect the proportions and scale of the existing dwellinghouse, and do not adversely impact on the character and appearance of surrounding development, the wider street scene or the nearby Conservation Area 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 application site consists of a large plot of land. The existing dwellinghouse is located towards the front of the plot with a large rear garden and is in set from both sides. The nearest neighbour is at Windy Ridge, 50 metres to the southwest. Due to the separation distance between these neighbouring occupiers, it is considered the proposed extensions and alterations to convert the existing dwellinghouse on site from single to two-storey will not result in any issues of neighbour amenity.

This is in accordance with policy 13(l) of the North Northamptonshire Core Spatial Strategy which requires new development not to adversely impact on the amenities of neighbouring occupiers.

### 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 application site has a front garden measuring approximately 15 metres in length and currently has a driveway leading up to the existing garages on site. The proposal includes the demolition of the existing garages and their replacement with a larger single garage.

An objection has been received regarding the size of the replacement garage and its adequacy as a parking space. It is accepted that the proposed garage is not sufficient to contain more than one vehicle but, there is sufficient space within the large front garden of the property to provide any additional parking



requirement for vehicles at the site clear of the highway.

A further objection stated that the resultant height of the dwellinghouse would block light from the junction. Given that the front garden is 15 metres in length and the resultant height of the building is 8.4 metres, it is considered that the increase in height will not cause any shadow or block any light to the junction.

As such, although a larger resultant dwellinghouse could lead to an increase in the number of vehicles and vehicle movements at the site, it is considered the size of the site and the space provided within it will not result in a significant increase in the use of the existing access to the site and will provide sufficient space within the site for parking, servicing and manoeuvring. As such, the proposal will not have an adverse impact on the highway network nor prejudice highway safety which is in accordance with policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy

#### 5. Public Footpath GY001

Bridleway GY001 runs along the western edge of the property. The proposed extension is contained within the site and will not impact on the use of the bridleway.

### **Conclusion**

Subject to a condition securing the render finish and colour, the proposal is considered acceptable and in accordance with policies in the Development Plan. It is therefore recommended for approval.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

Alison Riches, Development Officer on 01536 534316

#### **Previous Reports/Minutes**

Ref:

Date: