

BOROUGH OF KETTERING

Committee	Full Planning Committee - 05/04/2016	Item No: 5.3
Report Originator	Louisa Johnson Development Officer	Application No: KET/2016/0105
Wards Affected	Ise Lodge	
Location	4 Reynolds Close, Kettering	
Proposal	Full Application: Single and two storey rear extensions, garage conversion and construction of detached garage	
Applicant	Mr C Rogers	

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 Location, Site and Block Plan drawing number 245-00 Revision A received by the Local Planning Authority on 8th March 2016.

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 of the existing dwellinghouse.

REASON: In the interests of visual amenity 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 Classes A or C shall be made in the side elevation or roof plane of the first floor element of the extension or the garage.

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

5. No development shall take place on site until a scheme for landscaping the area between the garage and the highway frontage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in the first planting and seeding seasons following the completion of the garage, unless these works are carried out earlier. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: In the interests of the amenity and protecting the character and appearance of the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2016/0105

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

3.0 Information

Relevant Planning History

None relevant.

Site Description

Officer's site inspection was carried out on 23 February 2016. The site is a two storey detached dwelling of modern brick built style with concrete tiled roof and integrated garages. The site is located in Barton Seagrave.

Proposed Development

The application involves a single storey rear extension to the eastern side of the existing building and a two storey rear extension on the western end which infills the current 'L' shaped two storey element of the building. The proposal also includes changing the existing integral garages into the main house and the erection of a new detached garage to the front boundary of the property.

Any Constraints Affecting The Site

None

4.0 Consultation and Customer Impact

Neighbours

An objection has been received from 3 Reynolds Close, the objection relates to the proposed position of the garage at the front of the property which will result in a blank wall adjacent to the footpath opposite no. 3 and which is not in keeping with the style of this development which has a light airy feel due to all the properties and their garages being set back from the road.

5.0 Planning Policy

National Planning Policy Framework

Policy 7: Requiring Good Design

SPDs

Sustainable Design

Development Plan Policies

North Northamptonshire Core Spatial Strategy June 2008

Policy 13: General Sustainable Development Principles

Emerging Joint Core Strategy

Policy 1: Presumption in favour of Sustainable Development

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development
2. Impact on the character and appearance of the area
3. Residential amenity

1. Principle of Development

The application seeks the erection of a single storey and two storey rear extensions and the erection of a detached garage close to the front boundary. The existing building is located in Barton Seagrave.

Policy 13 of the adopted CSS (June 2008) seeks a high standard of design which respects and enhances the character and visual amenity of the surrounding area. Paragraphs 56, 58 and 64 of the National Planning Policy Framework also recognise that good design is a key aspect of sustainable development, and supports development which establishes a strong sense of place and responds to the local character, reflecting the identity of local surroundings and materials.

Subject to detailed consideration of the impact of the proposed extensions and garage having an acceptable impact on the character and appearance of the area, the development is considered acceptable in principle.

2. Impact on the character and appearance of the area

The site is located on Reynolds Close, Barton Seagrave in a predominately residential area. The road forms part of a modern housing estate predominately of brick built properties.

The proposed single storey rear extension would be approximately 7.4m deep by 4.6m wide and 3.5m in height, whilst this forms a long rear extension there is a rear extension at no. 5 of a similar scale and given the relatively low height it is considered that the extension would not overwhelm the existing dwelling.

The proposed two storey rear extension would be modest in size and would infill the existing 'L' shaped two storey component.

The proposed garage would sit well forward of the existing house, close to the footpath. Concerns have been raised that the location of the garage is not in keeping with the style of this development, as the majority of properties and garages are set well back from the road.

The proposal has been amended to set the garage back from the front boundary by 1m to allow the provision of landscaping (to be secured by condition) which will soften the appearance of the garage. As such it is considered that whilst the garage is forward of the existing building line the location of the proposed garage would not be so harmful to the appearance of the streetscene as to warrant a refusal.

The design of the proposed extensions and garage would fit in with the style of the existing dwelling and would not be detrimental to the surrounding dwelling designs.

Overall the proposal will have an acceptable impact on the character and appearance of the area and accords with the relevant parts of Policy 7 (NPPF) and Policy 13 (CSS).

3. Residential amenity

Policy 13 (I) of the Core Spatial Strategy requires that development does not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking.

The proposed detached garage would be set approximately 1m back from the front boundary; the proposed garage would be approximately 3.5m in height and 1 Kenton Close would be screened by existing vegetation at no.1. The proposed garage would be opposite 3 Reynolds Close, an objection has been raised as the proposal would result in a blank wall opposite no. 3. The proposed garage would be on the other side of the road approximately 17m away and would be softened by the provision of landscaping which will be secured by condition. As such it is considered that there will be no adverse impacts from loss of light or overbearing.

The proposed single storey rear extension at 7.4m deep would be set approximately 0.6m from the boundary with 5 Reynolds Close. This property has a similar single storey extension of approximately 5m deep on this boundary; in addition the land rises so that no. 5 is higher than the site. As

such it is considered that there will be no adverse impacts from loss of light or overbearing.

The proposed single storey extension would be over 13m away from the house at 30 Stubbs Lane which shares a boundary with the site; in addition the land rises so that no. 30 is significantly higher than the site. As such it is considered that there will be no adverse impacts from loss of light or overbearing.

The proposed two storey extension would not extend past the existing two storey rear elevation and would be set approximately 8.5m from the side boundary with 1 Kenton Court. The first floor side elevation facing no. 1 would be blank. As such it is considered that there will be no adverse impacts from overlooking, loss of light or overbearing.

There will be no unacceptable impact on the amenity of neighbouring residents through this proposal and it is therefore considered that the development is in accordance with policy 13 (I) of the CSS.

Conclusion

The proposal is acceptable in principle and in terms of its impact on the character and appearance of the area. Subject to conditions the proposed development is acceptable and recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Louisa Johnson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: