

BOROUGH OF KETTERING

Committee	Full Planning Committee - 21/04/2016	Item No: 5.7
Report Originator	Amy Prince Development Officer	Application No: KET/2016/0169
Wards Affected	Desborough Loatland	
Location	6 Langdale, Desborough	
Proposal	Full Application: Single storey front and rear and first floor side extensions. Partial garage conversion to habitable accommodation	
Applicant	Mr & Mrs A Bott	

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.

Officers Report for KET/2016/0169

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 17/03/2016.

The application site is a two storey semi-detached dwelling located within an established residential area in the north-west of Desborough within the designated town boundary.

The dwelling is constructed of red brick with timber boarding to the front and rear elevation. The dwelling has a small porch to the front and a flat roof attached garage set in line with the front elevation which is attached to No.7 Landale.

Proposed Development

This application seeks permission for a single storey front and rear extension and a first floor extension to the side.

Any Constraints Affecting The Site

None

4.0 Consultation and Customer Impact

Desborough Town Council

Concerns have been raised in regard to the size of the proposed garage and area to the WC has no natural light.

Neighbours

One objection was received from the neighbouring property of No.7 Langdale. Concerns raised are as follows:

- Party wall may be compromised during development
- Concern regarding damage to the neighbouring flat roof during construction
- First floor extension will result in loss of light to garden

5.0 Planning Policy

National Planning Policy Framework

Para 14 - Presumption in Favour of Sustainable Development

Para 17 - Core Planning Principles

Policy 6 – Delivering a wide choice of high quality housing

Policy 7 – Requiring Good Design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1 - Strengthening the Network of Settlements

Policy 13 - General Sustainable Development Principles

Local Plan

Policy 35 – Housing with Towns

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of the development
2. Design and the impact on the character of the area
3. Impact on amenity
4. Parking
5. Other matters raised

1. Principle of the development

The application site is in an established residential area to the north-west of Desborough Town Centre. Policies in the development plan support 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. Design and the impact on the character of the area

Paragraph 14 of the NPPF places at the heart of planning a presumption in favour of sustainable development, with good design forming a key element of this. This is further supported by Section 7 of the NPPF and Policy 13 of the Core Spatial Strategy. Local Planning Authorities must seek to secure a high quality of design and a good standard of amenity for all existing and future occupants of land and buildings.

The first floor element over the existing garage has been designed with a subservient ridge height from the existing dwelling and is set back from the existing front elevation at first floor level.

The single storey front extension extends the existing garage door forward to match the front building line of the porch and is covered by a lean-to roof up to the proposed first floor side extension.

The rear extension has a depth of 3m from existing rear elevation with a lean to roof joining the rear elevation at 3.4m and sloping down to an eaves height of 2.3m. The rear extension will not be visible from the street.

The proposed development will increase the mass of the built form on the street scene however the proposed, through its design with a subservient ridge height, set back and matching material will sit comfortable as an addition to the existing dwelling and within this area which has a mix of housing designs and materials.

It is therefore considered that the proposal will not have a detrimental impact on the character and appearance of the local area and as such is in accordance with Policy 13 (h) of North Northamptonshire Core Spatial Strategy.

3. Impact on amenity

Paragraph 17 of the NPPF states that development must secure a good standard of amenity for all existing and future occupants of land and buildings. Policy 13(l) of the CSS is clear that development must 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, overbearing or overlooking.

The proposed front extension will bring to garage door forward by approximately 1.2m to match the front porch, the neighbouring property No.7 has an adjoining garage which is set forward of the current garage. As such this part of the proposal is considered to have no impact on neighbouring amenity.

The rear extension as a depth of approximately 3m and will run the width of the rear elevation. The maximum height is 3.4m and sloping down to an eaves height of 2.3m. The boundary treatment within the rear garden is close boarded fence with an approximate height of 1.8m. The garden is north facing and the proposed rear extension will cause a small loss of light to the rear garden but considering the existing boundary treatment this is considered to be minimal and acceptable.

The first floor side extension does not have any window in side elevation and there are no windows within the side elevation of No.7. There is a window proposed in front and rear elevations of the first floor element. To the rear this will overlook a portion of the neighbouring garden of No.7 however this is already the present to a degree considering the existing form and windows on site. As such the impact is not considered to be to a level that would warrant refusal of planning permission.

Considering the orientation of the property the first floor element will result in a loss of direct light later in the afternoon to the garden over the garage but considering the existing built form present this is will not increase to a level that is considered to be unacceptable.

Desborough Town Council has raised concerns in regard to lack of natural light to converted garage/WC area. This area will have natural light from the roof light in the rear extension and the rear windows which is considered to be adequate.

Bearing the above in mind the proposal is not considered to have an unacceptable impact on amenity in terms of overbearing impact, overshadowing or loss of privacy to neighbouring properties and future occupiers and is therefore considered to be in accordance with Policy 13(i) of the Core Spatial Strategy.

4. Parking

Policy 13(n) of the CSS states that new development should not have an adverse impact on the highway network or prejudice highway safety.

The proposed development converts the existing garage to habitable accommodation and a garage/store to the front behind a garage door. Concerns have been raised by the Town Council in regard to the size of the garage space which is approximately 3.2m in depth by 2.1m in width (same as existing) which does not meet highways guidance. Also the size of the garage/store may mean that it is unsuitable as a parking space. The site has hard standing to the front for 1 car and unrestricted road parking.

This is considered to not further exacerbate the existing situation and to be acceptable to accommodate a dwelling of this size. As such the proposal is not considered to impact highways safety in accordance with policy 13(n) of the Core Spatial Strategy.

5. Other matters raised

Other comments have been raised in regard to party wall. This is not a material planning consideration as it is controlled by the Party Wall Act however a note has been added reminding the applicant of the requirement to comply with this legislation.

Conclusion

The proposal is considered to satisfy national and local planning policy. It is appropriately designed and will not have an unacceptable impact to neighbouring properties. As such it is recommended that planning permission be granted subject to the recommended conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Amy Prince, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: