

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 21/04/2016</b>	<b>Item No: 5.8</b>
<b>Report Originator</b>	<b>Alison Riches Development Officer</b>	<b>Application No: KET/2016/0191</b>
<b>Wards Affected</b>	<b>All Saints</b>	
<b>Location</b>	<b>67 Beatrice Road, Kettering</b>	
<b>Proposal</b>	<b>Full Application: First floor side extension</b>	
<b>Applicant</b>	<b>Mr I Griffiths</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 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/2016/0191**

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 23/03/2016.

The application site is located in an established residential area to the north of Kettering.

The dwellinghouse is a 'chalet' type two-storey dwellinghouse built in the early 1970s, with a front facing gable and is buff brick at ground floor level and white render at first floor level. There is a small concrete tile canopy above the front door. The roof is covered in grey concrete tiles and the first floor element is within the roof space. There is a flat roofed dormer extending from the southwest roof plane and a single flat roofed garage attached to the southwest elevation of the dwellinghouse, both of which were built at the same time as the original dwellinghouse. All windows and doors are replacement white PVCu.

The front garden is open plan with no boundary treatment on the front (southeast) and side (southwest) boundaries with a hedge in excess of 1.5 metres high along the side (northeast) boundary. The front garden comprises a large area of block paving set aside for parking and some grass and planting.

The rear garden is bounded on all sides by 1.8 metre wooden panel fencing. Along the side (southwest) and rear (northwest) boundaries there is hedging and planting in excess of the height of the boundary fencing.

Surrounding development consists of detached single and two-storey dwellinghouses built in a piecemeal fashion and in a variety of styles, ages and palette of materials ranging from early 20<sup>th</sup> century to the 1980s.

#### **Proposed Development**

The proposal is for a first floor flat roofed extension to the side (southwest) elevation above the existing garage and utility room to extend the existing dormer and an extension to the canopy above the front door across the front of the garage. The proposal will finish 1.35 metres further to the rear than the ground floor element which will be supported in the corner by a post. This will provide a canopy above the existing utility room.

The plan originally submitted to support the application, 16-011-01, showed a scale of 1:1250 for the block plan which was incorrect. The applicants confirmed the scale should be 1:200 and the plan was annotated accordingly.

## **Any Constraints Affecting The Site**

None.

## **4.0 Consultation and Customer Impact**

### **Neighbours**

42 Kingsley Avenue

- Objection.
- Somewhat concerned about the additional rear-facing window overlooking as well as looking directly into our property and any resulting potential for further loss of privacy.

## **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

### **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

## **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

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

The application site is in an established residential area to the north of Kettering.

Policies 1, 9 and 10 of the North Northamptonshire Core Spatial Strategy direct development to existing urban areas and indicate that Kettering is a 'Growth Town' and, therefore, should provide a focal point for development.

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.

The proposed first floor extension will be flat roofed and will extend the length, height and width of the existing first floor dormer in the southwest roof plane. A window is proposed on the front and rear elevations of the proposal.

It is considered that the extended dormer is reflective of the character of the existing dwellinghouse. It remains subordinate in height and is set in from the front and rear elevations and, provided the materials match those on the existing dwellinghouse, as stated in the application form, the proposal will reflect the character and appearance of the existing dwellinghouse which in turn will not have an adverse impact on surrounding development or the wider street scene.

Subject to a condition requiring matching materials, the proposal is in accordance with policy 13(h) of the North Northamptonshire Core Spatial Strategy in that it reflects the character of its surroundings.

## 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 proposed extension is located to the side of the existing dwellinghouse above the existing garage and utility room on the southwest elevation.

The proposal is subordinate in height to the existing dwellinghouse and is set back from the front and rear elevations.

The proposal will not adversely impact neighbouring occupiers to the southeast (front) due to the separation distance caused by the highway in Beatrice Road.

There is no neighbour immediately adjacent to the side (northeast), just a garage for the property at No.44 Kingsley Avenue. In addition, the proposal is shielded from neighbours to the northeast by the existing dwellinghouse, so there will no adverse impact on amenity on these neighbouring properties.

To the side (southwest) the proposal contains no openings and faces the blank flank roof plane of the adjacent neighbour at No.65 Beatrice Road. As such, there will be no adverse impact on the amenities of this neighbour. It is not considered necessary to add a condition preventing further openings in the side (southwest) elevation of the proposal as Class B of Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (the GPDO), permits first floor windows in side elevations subject to them being obscure glazed and fixed shut unless the opening is 1.7 metres above the floor level of the room it is located in. As such, this will protect the amenities of this

adjacent neighbour.

The neighbour to the rear of the property at No.42 Kingsley Avenue has objected to the proposal concerned that the rear-facing window of the proposal will overlook their property resulting in the potential for further loss of privacy.

The first floor window in the rear elevation of the proposal is set back behind the rear elevation of the existing dwellinghouse by 1.35 metres. The existing rear elevation contains a first floor window.

The rear garden of the application site, when measured from the back of the existing rear elevation, is approximately 16.5 metres long. The rear garden of No.42 Kingsley Avenue, when measured from the rear elevation of the existing dwellinghouse, is approximately 26.5 metres long. The separation distance between the two properties is therefore 43 metres, which is considered such that the proposal will not lead to any significant overlooking or loss of privacy.

In addition, the new window is further from this neighbour than the existing rear facing window and will therefore not lead to any more overlooking or loss of privacy than is already experienced. The rear boundary treatment at the application site is in excess of 2 metres in height and this combined with the separation distance means there is no adverse impact on the amenity of these neighbours.

As such, it is considered the proposal will not lead to any loss of amenity to surrounding neighbours which is in accordance with policy 13(l) of the North Northamptonshire Core Spatial Strategy.

#### 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 proposal makes no changes to the parking provision at the site which comprises a single garage and block paved parking area sufficient for the parking of at least two vehicles clear of the highway. In addition, Beatrice Road is an unrestricted highway for the parking of additional vehicles.

The proposal adds two additional bedrooms to the existing two-bedroomed dwellinghouse and it is considered the proposal will not significantly add to the parking requirement at the site such that it could not be accommodated within the existing driveway, garage and parking area or on the highway in Beatrice Road.

As such, it is considered the proposal will not have an adverse impact on the highway network or prejudice highway safety in accordance with policy 13 (d) and (n) of the North Northamptonshire Core Spatial Strategy.

**Conclusion**

Subject to a condition requiring materials to match, it is considered the proposal accords with policies in the Development Plan and is recommended for approval.

**Background Papers**

Title of Document:

Date:

Contact Officer:

Alison Riches, Development Officer on 01536 534316

**Previous Reports/Minutes**

Ref:

Date: