

BOROUGH OF KETTERING

Committee	Full Planning Committee - 28/06/2016	Item No: 5.3
Report Originator	Louisa Johnson Development Officer	Application No: KET/2016/0283
Wards Affected	Barton	
Location	77 Polwell Lane, Barton Seagrave	
Proposal	Full Application: Single storey rear extension	
Applicant	Mr Johnson	

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 plan number Existing and Proposed Layout & Elevations PL/01A received by the Local Planning Authority on 26 May 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 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/2016/0283

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 6 May 2016. The site is a single storey semi-detached bungalow of modern brick built style with concrete tiled roof. The site is located in Barton Seagrave.

Proposed Development

The application involves a single storey rear extension across the full width of the existing building.

Any Constraints Affecting The Site

Classified 'C' Road

4.0 Consultation and Customer Impact

Neighbours

An objection has been received from 79 Polwell Lane, the objection raises concerns that the proposed extension would curtail the scope of vision from no. 79 and create a hemmed in effect; and with a maximum height of 5.4m would result in overshadowing in the evening. It also raises concerns regarding the presence of roof lights in the roof facing no. 79 resulting in overlooking.

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

North Northamptonshire Joint Core Spatial Strategy February 2016

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 extension.

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 response to the local character, reflecting the identity of local surroundings and materials.

Subject to detailed consideration of the impact of the proposed extension 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 Polwell Lane, Barton Seagrave in a predominately residential area. The road forms part of an established residential area with a range of styles of properties.

The proposed single storey rear extension would be approximately 5m deep by 7.1m wide and 5.3m in height with an eaves height of 2.7m; the extension would involve removing the roof of the existing rear gable extension and increasing the height of the roof over this existing element to match the proposed extension. The applicant has confirmed that the existing extension is located within the red line, they have also confirmed that the hedge would be removed and replaced by a fence.

It is considered that the extension would not overwhelm the existing dwelling. The design of the proposed extension 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 extension would abut the boundary with 79 Polwell Lane, there is a ground floor window in the rear elevation of no. 79 adjacent to the boundary which serves a bedroom.

The extension would be approximately 2.7m in height on the boundary with the roof pitching away from no. 79. Given the single storey nature of the extension with a low height at the boundary and the highest point of the roof at 5.3m being 3.5m off the boundary; it is considered that the proposal would not be unduly overbearing and would not create a hemmed in effect or impact unduly on views from no. 79.

The site is north of no. 79, due to the presence of the window in the ground floor rear elevation the impact of the proposal on light received to this window has been assessed. The 45 degree test for the proposed extension would not go through the centre of the window for both plan and elevation, therefore it is unlikely that light to this window would be adversely affected because light will continue to be received either over the roof or beyond the end of the extension.

The proposed extension will cause some shadowing in the late evening, however this would be minimal due to the orientation, relatively low height of the proposed extension and as the highest point of 5.3m would be 3.5m off the boundary. As such it is considered that the proposal would not have a significant overshadowing impact on 79 Polwell Road.

The proposed roof lights would be a minimum of 3.1m above ground level as shown on the section on the amended plan received. As the roof lights are well above average head height it is considered that the roof lights would not result in overlooking of no. 79 or other properties.

It is considered given the relatively low height of the extension, the orientation and the height of the roof lights that the proposed extension would not result in adverse impacts from overlooking, loss of light or overbearing on 79 Polwell Lane. As such it is considered that the proposal would not be harmful to the amenity of 79 Polwell Lane.

The proposed extension would be approximately 12m from the boundary with 73 Polwell Lane and 21m from the rear boundary with 20 Cavendish Close. Given the separation distance it is considered that the proposed single storey extension would not have adverse impacts from overlooking, loss of light or overbearing on 73 Polwell Lane or 20 Cavendish Close. As such it is considered that the proposal would not be harmful to the amenity of these properties.

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: