

BOROUGH OF KETTERING

Committee	Full Planning Committee - 28/06/2016	Item No: 5.5
Report Originator	Amy Prince Development Officer	Application No: KET/2016/0313
Wards Affected	All Saints	
Location	173 Kingsley Avenue, Kettering	
Proposal	Full Application: Single storey rear extension	
Applicant	Mr D Lane	

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. 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 shall be made in the north east elevation of the extension hereby permitted.

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.

Officers Report for KET/2016/0313

This application is reported for Committee decision because the applicant or agent is a member of KBC staff.

3.0 Information

Relevant Planning History

None

Site Description

Officer's site inspection was carried out on 06/06/2016.

The application site is located in an established residential area to the north of Kettering Town Centre within the designated town boundary.

The site consists of a semi detached two storey residential dwelling which is constructed of red brick and tiled roof with traditional wooden sash windows. The dwelling comprises a two storey side facing gable end with a two storey rear projecting element which is mirrored on the attached semi under a gable end. There is a single storey detached red brick outbuilding/workshop along the shared boundary with No.175 (neighbouring semi) and a further brick shed in the northern corner of the site.

Proposed Development

This application seeks planning permission for a single storey rear extension.

Any Constraints Affecting The Site

None

4.0 Consultation and Customer Impact

Neighbours

No consultation responses have been received at the time of writing this report. The statutory consultation period ends on 24/06/2016. Any comments received prior to the committee will be provided to Members via the committee update.

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

Para 218 – Weighting given to policy in emerging plans.

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 13. General Sustainable Development Principles

Local Plan

Policy 35 – Housing with Towns

Emerging Policies (Local Development Framework)

North Northamptonshire Joint Core Strategy - this is at an advanced stage following examination – formal adoption is expected in July 2016. Significant weight can therefore be applied to the policies contained within; the following policies are relevant to this application:

Policy 8: North Northamptonshire Place Shaping Principles

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 impact on the character of the area
3. Neighbouring amenity

1. Principle of the development

The application site is in an established residential area to the north of Kettering 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 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 proposed extension is attached to the rear elevation of the projecting element and has a depth of 8.44m and width of 3.812m and ridge height of 2.997m which slopes to 2.6m. This replaces an existing workshop/outbuilding which when taking into account the gap between the main building and the outbuilding is 7.6m from the rear elevation 3.3m wide and ridge height of 3.7m which slopes to 2.6m at the eaves. As such the proposed extension adds 0.8m in length and 0.5m in width to the built form currently present and reduces the height along the shared boundary by 0.7m. The increase in footprint is not considered to be significant and will allow the extension to remain as a subservient feature to the main dwelling.

The proposed extension replaces the existing outbuilding/workshop and has an external finish of lime rendered hempcrete walls and Rubber Roof (with the intention of turning it into a green roof). These materials do not match the existing dwelling however the extension will not be visible from the street scene due to its location at the rear of the house. The introduction of a more modern design allows the evolution of the building to be seen and is not considered to have a detrimental impact on the character and appearance of the local area or the existing dwelling and as such is in accordance with Policy 13 (h) of North Northamptonshire Core Spatial Strategy.

3. Neighbouring 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 proposal will sit along the shared boundary with the neighbouring semi which is No.175. The neighbouring property has a kitchen window at ground floor which looks out to the rear garden with the shared boundary on the left. The proposed extension will bring the built form closer to this window however when considering the orientation of the properties, and the existing built form of the application site the proposal is not considered to alter the loss of light or overbearing impact from that which is already present.

No. 171 sits to the south-west and is separated from the application site by a 1.8m close boarded fence. Considering the boundary treatment and the single storey nature of the extension the proposal will not negatively impact the neighbouring amenity.

A condition has been recommended to remove permitted development for the insertion of windows along the shared boundary to protect future privacy.

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 is therefore considered to be in accordance with Policy 13(i) of the Core Spatial Strategy.

Conclusion

The proposal is considered to satisfy national and local planning policy. It is appropriately designed and will not impact the neighbouring properties. As such it is my recommendation that planning permission should 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: