

BOROUGH OF KETTERING

Committee	Full Planning Committee - 28/06/2016	Item No: 5.7
Report Originator	Andrew Smith Senior Development Officer	Application No: KET/2016/0327
Wards Affected	Rothwell	
Location	54 Meadow Road, Rothwell	
Proposal	Full Application: Detached single storey ancillary annex to rear	
Applicant	Mr & Mrs Sibley	

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 approved plans referenced as follows: 16-032-1-OS; 16-032-1-03; 16-032-1-01A; 16-032-2-01C; 16-032-2-02B; 16-032-2-04.

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 building hereby permitted shall not be occupied other than as part of the single residential use of the dwelling known as 54 Meadow Road.

REASON: The unit of accommodation is not of a satisfactory standard to be occupied separately from the main dwelling in the interests of amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. 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 main dwellinghouse.

REASON: In the interests of visual amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2016/0327

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

3.0 Information

Relevant Planning History

KE/1992/0607 Domestic extension (Approved)

Site Description

Officer's site inspection was carried out on 24/05/2016.

The site is located within the town boundary and within a residential area of Rothwell. It contains a brick-built, semi-detached property and is afforded both a front driveway and rear garden area. The rear garden area currently contains 3no. single storey outbuildings (sheds & workshop). The property's rear garden is surrounded by neighbouring residential garden areas.

Proposed Development

It is proposed that a freestanding granny annexe be constructed at the rear (north eastern end) of the garden. This would replace an existing workshop building that is currently sited in this area of the site (to be demolished). The annexe would cover a footprint of 45 sq. metres (4.55m x 9.95m) and would measure 3.11m in height. It would be brick built with concrete roof tiles (to match the main dwelling) and would be afforded a dual-pitched roof.

Any Constraints Affecting The Site

None.

4.0 Consultation and Customer Impact

Rothwell Town Council: Objection to the proposals which would effectively constitute a one-bedroomed bungalow without adequate access, including for emergency vehicles. It would adversely affect the amenities of neighbouring residential properties.

Neighbours: Notification letters were sent out to close proximity neighbours, no responses were received.

5.0 Planning Policy

National Planning Policy Framework

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

35. Housing: Within Towns

Emerging 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 Development
2. Design & Visual Impact
3. Residential Amenity
4. Highways & Parking

1. Principle of Development

The scheme would provide an annexe to an existing residential premise located within the town boundary of Rothwell. The scheme would therefore strengthen the network of settlements within the Borough in compliance with Policy 1 of the Core Spatial Strategy; the principle of development is considered to be acceptable.

In the interests of prudence and to protect against the potential for an inappropriate form of development, a planning condition should be attached to any consent to ensure that the development is only occupied in direct association with the host dwelling and not as a separate unit of accommodation.

2. Design & Visual Impact

The proposed annexe has been designed so as to appropriately assimilate with the form and visual appearance of the host dwelling, this is by virtue of its brick-built exterior and dual-pitched roof form. It is considered that the single-storey form of development would assist in ensuring that the annexe would not be unduly prominent in visual terms – it has been designed to appear subservient to the main dwelling and it would replace an existing workshop building that is of near identical height to the newly proposed annexe.

The annexe would cover the full width of the property's rear garden area and would therefore increase the footprint coverage of built form across the site (i.e. it would cover approximately double the area occupied by the extant workshop). However, whilst taking into account the presence of 2 no. further small sheds within the rear garden area of the property, it is not considered that the proposed construction of the annexe would lead to an overdevelopment of the site. The spacious rear garden area is of 14m in full length and a significant portion of the site would remain undeveloped (most notably a central portion of the site measuring approximately 6.5m x 8.5m). It is therefore considered that the proposals would respect the character and appearance of the host dwelling and the surrounding area in compliance with Policy 13 (h) of the Core Spatial Strategy.

3. Residential Amenity

The proposed annexe would avoid being either unduly overbearing or overshadowing upon neighbouring residential occupiers to either side of and to the rear of the site by virtue of its modest form and single-storey height. It is also noted that the proposed development would replace an existing workshop building of near identical height, therefore notably restricting its potential impact.

The annexe would be afforded window and door openings in its main south-west facing elevation. Glazed French doors would serve a living room area to the north-western side of the annexe's main entrance, whilst a single bedroom window would serve a bedroom situated to the south-eastern side. These openings would directly face the rear elevation of the host dwelling.

It is important to consider the implications of the newly proposed openings for existing neighbouring residents. The French doors would be discreetly situated to the rear of existing sheds and a landscaped trellis feature (to be retained as part of these proposals). These glazed doors (set at ground floor level) do not therefore hold the potential to provide sensitive overlooking opportunities to the detriment of surrounding residential amenity (particularly when considered in the context of the extant workshop that already provides glazed openings in this specific area of the site).

The proposed bedroom window would provide an open view across the property's rear garden area and would provide oblique views of the rear elevation of No.52 Meadow Road (the neighbouring property to the south-east), which is afforded ground and first floor window openings. The distance between the new window opening and the rear of No.52 can be measured at 13m. In light of the new opening being set at ground floor level, the presence of a boundary treatment on the boundary to No.52, the oblique angle and the 13m distance involved, it is not considered that the new bedroom window would unduly impact upon the residential amenity of neighbouring occupiers. It is considered that the scheme is compliant with Policy 13 (l) of the Core Spatial Strategy.

4. Highways & Parking

No alterations are proposed to existing access and car parking arrangements at the property, where on-site car parking is available to the property's frontage. The proposals would not prejudice highway safety in compliance with Policy 13 (n) of the Core Spatial Strategy. As a further note, the proposed building would be positioned approximately 30m back from Meadow Road and would therefore be suitably accessible by a fire tender in emergency circumstances.

Conclusion

The proposed development would respect the character and appearance of its surroundings and would safeguard surrounding residential amenity in compliance with Policy 13 of the North Northamptonshire Core Spatial Strategy and the guidance contained within the National Planning Policy Framework.

Background Papers

Title of Document:

Date:

Contact Officer:

Andrew Smith, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

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