

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 19/07/2016</b>	<b>Item No: 5.4</b>
<b>Report Originator</b>	<b>Louisa Johnson Development Officer</b>	<b>Application No: KET/2016/0368</b>
<b>Wards Affected</b>	<b>St. Peters</b>	
<b>Location</b>	<b>4 Wilkie Close, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Two and single storey rear extension</b>	
<b>Applicant</b>	<b>Mr S Elliot</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 development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown on drawing number(s) Location Plan (KET/2016/0368/1) and Block plan, Existing and proposed elevations and floor plans 16/5/1 received by the Local Planning Authority on 24/05/2016.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy and Policy 8 of the Emerging North Northamptonshire Joint 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 and Policy 8 of the Emerging North Northamptonshire Joint Core Spatial Strategy.

4. 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 or C shall be made in the first floor side elevations or roof plane of the extension.

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 and Policy 8 of the Emerging North Northamptonshire Joint Core Spatial Strategy.

## **Officers Report for KET/2016/0368**

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

### **3.0 Information**

#### **Relevant Planning History**

KET/2003/0699 - Single storey rear extension – Approved 05/09/2003

#### **Site Description**

Officer's site inspection was carried out on 14 June 2016. The site is a two storey detached dwelling of modern brick built style with concrete tiled roof and an existing single storey rear extension. The site is located in Kettering.

#### **Proposed Development**

The application involves the demolition of the existing single storey rear extension and the erection of a two storey and single storey rear extension.

#### **Any Constraints Affecting The Site**

None

### **4.0 Consultation and Customer Impact**

#### **Neighbours**

An objection has been received from 5 Wilkie Close, the objection relates to the proposed position and scale of the extension adjacent to their boundary which would block light and sun from their property and garden.

### **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

## **Emerging North Northamptonshire Joint Core Spatial Strategy February 2016**

Policy 1: Presumption in favour of Sustainable Development

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. 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 and two storey rear extension. The existing building is located in Kettering and is supported by Policy 1 of the draft JCS (February 2016).

Policy 13 of the adopted CSS (June 2008) and Policy 8 of the Emerging NNJCS 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 responds 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 and residential amenity, the development is considered acceptable in principle.

#### 2. Impact on the character and appearance of the area

The site is located on Wilkie Close, Kettering in a predominately residential area. The road forms part of a modern housing estate predominately of brick built properties.

The proposed rear extension would be approximately 5.9m wide, 4.1m deep (the two storey component would be 2.8m deep) and 7.1m in height (the single storey component would be 3.4m in height).

Given the relatively shallow depth of the two storey component and depth of the whole extension 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), Policy 13 (CSS) and Policy 8 (Emerging NNJCS).

### 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 be set 0.5m from the boundary with 5 Wilkie Close, there is a ground floor window in the rear elevation of no. 5 adjacent to the boundary which serves the kitchen.

The extension would be approximately 7.1m in height on the boundary for 2.8m; it then drops to 3.4m in height for 1.3m. On both single and two storey components the roof pitches away from no. 5. Given the shallow nature of the two storey component and the relatively low height of the single storey extension on the boundary, it is considered that the proposal would not be unduly overbearing to no. 5.

The site is west of no. 5, due to the presence of windows in the ground floor and first floor rear elevation serving habitable rooms, the impact of the proposal on light received to these windows has been assessed. The 45 degree test for the proposed extension would not go through the centre of either ground or first floor windows for both plan and elevation, therefore it is unlikely that light to these windows 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 and relatively shallow depth of the two storey component. As such it is considered that the proposal would not have a significant overshadowing impact on 5 Wilkie Close.

The side elevation of the proposed extension facing no. 5 would be blank and

this will be secured by condition to ensure that there is no overlooking of no. 5. As such it is considered that the proposal would not be harmful to the amenity of 5 Wilkie Close subject to a condition restricting the insertion of windows within the first floor side elevation.

The proposed extension would be approximately 3m from the boundary with 3 Wilkie Close, the first floor side elevation facing no. 3 would be blank. The site is east of no. 3, however the separation distance and the relatively shallow depth of the two storey component would minimise the impact on no. 3. As such it is considered that the proposal would not be harmful to the amenity of 3 Wilkie Close subject to a condition restricting the insertion of windows within the first floor side elevation.

The proposed extension would be approximately 7.5m from the rear boundary with 6 Wilkie Close, this is rear to side relationship and the proposed extension would look onto the blank side elevation of no. 6. As such it is considered that the proposal would not be harmful to the amenity of 6 Wilkie Close.

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 (l) of the CSS.

### **Conclusion**

The proposal is acceptable in principle and in terms of its impact on the character and appearance of the area and on residential amenity. 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: