

BOROUGH OF KETTERING

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| Committee | Full Planning Committee - 16/08/2016 | Item No: 5.4 |
| Report Originator | Alison Riches Development Officer | Application No: KET/2016/0395 |
| Wards Affected | Welland | |
| Location | 3 Barlows Lane, Wilbarston | |
| Proposal | Full Application: Single storey rear extension, loft conversion with dormer windows, roof and garage extension, installation of air source heat pump | |
| Applicant | Mr & Mrs Hopcraft | |

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 8 of the North Northamptonshire Joint Core Strategy.

3. The window at first floor level on the southwest elevation shall be non-opening and glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining property at No.5 Barlows Lane and to prevent overlooking, in accordance with Policy 8 of the North Northamptonshire Joint Core 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 gate, fence, wall or other means of enclosure permitted by Class A of Part 2 of Schedule 2 of the Order shall

be erected, constructed, maintained, improved or altered forward of the front (northwest) building line at the application site.

REASON: In the interests of the character and appearance of the Conservation Area and highway safety in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2016/0395

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 20/07/2016.

The application site is located in the Conservation Area in the centre of Wilbarston village and is a single storey dwellinghouse in a relatively large rectangular plot, set back from the back of the highway in Barlows Lane. This part of Barlows Lane comprises a narrow single carriageway which is bounded in part by a 1 metre high coursed rubblestone wall. Many of the dwellinghouses abut the back of the highway and the land level decreases from east to west from Rushton Road.

The application site comprises a T-shaped bungalow with front and rear subordinate gable projections which was built in the early 1960s of buff brick with a concrete pantile roof. It has dark brown PVCu replacement windows and a single flat roofed garage attached to the side (northeast) elevation. The bungalow is unfussy in its detailing and is typical of the design of the time with horizontally emphasised fenestration and a gable roof.

The front garden is bounded by a coursed rubblestone boundary wall around 1 metre in height with gates set back into the site to allow a vehicle to sit in front of them clear of the highway. The boundary with the adjacent neighbour to the east at No.1 Barlows Lane is a coursed rubblestone wall approximately 2 metres in height. No.1 Barlows Lane has a higher ground level than the application site and this boundary wall serves at least in part as a retaining wall.

The front boundary to the west with No.5 Barlows Lane is also the rubblestone wall. The side boundaries of the application site are an irregular shape with established planting and hedging in front of the boundary treatment.

In proximity to the application site Barlows Lane is characterised by detached single and two-storey dwellinghouses in a range of styles and ages from gable roofed ironstone cottages with or without eaves dormers, painted wood sash or casement windows and which abut the back of the highway, to later infill development from the 60s, 70s and 80s which is set back from the highway with off road parking.

Proposed Development

The original proposal was for the insertion of two gable roofed dormers and a roof light on the front elevation of the existing dwellinghouse, a gable roof

above the existing garage, a single storey rear extension, the insertion of a first floor window in the west elevation to serve a bedroom in the loft space, the removal of part of the front boundary wall to open up the access into the site, and the installation of an air source heat pump.

Amendments have been sought as the design, size and location of the proposed dormers was considered to adversely impact on the character and appearance of the existing dwellinghouse and the Conservation Area, and the proposed first floor window in the west elevation window was considered to overlook the adjacent neighbours at No.5 Barlows Lane leading to a loss of privacy to both the adjacent neighbours and future occupiers.

The revised scheme retains the removal of part of the boundary wall, the gable roof above the garage, the single storey rear extension and the installation of an air source heat pump, but replaces the gable roof above the front dormers with a flat roof and moves them down from the ridge line, reduces them in size and replaces the front roof light with an flat roofed additional dormer. Two small flat roofed dormers have been added to the rear roof plane and the first floor window in the west elevation has been replaced with a high level, obscure glazed fixed shut window.

The amended scheme was consulted on for 7 days.

Any Constraints Affecting The Site

Within Wilbarston village Conservation Area

4.0 Consultation and Customer Impact

Initial Consultation 20/06/2016

Wilbarston Parish Council

- Support.

Neighbours

One letter of support and one of objection have been received. The material planning considerations are summarised below:

2 Barlows Lane

- Support.
- Improvement to the streetscape.
- Additions will not change the roof height.
- Good use of the roof space, but proposed dormer windows disproportionately large.
- No objection to removing RHS stone wall reveal as long as there's a good terminal end to the wall fronting the lane.
- Unhappy with the loss of the LHS stone wall reveal as it is retaining wall against a further retaining curtilage wall, and would lead to instability.

1 Barlows Lane

- Objection.
- Detrimental effect on the character of the Conservation Area.

- Historic character of Barlows Lane from two ancient farmhouses at each end, stone barns and old stone walls on the south side and old stone cottages on the north side.
- Bungalow at 3 Barlows Lane was modestly designed and barely visible when viewed from Main Street and Scotts Lane.
- The two proposed dormer windows are too large, too high and too ugly resulting in a deterioration in the character of the conservation area.
- The weird triangular upward extension of the glazing into the apex of the dormer would result in too much dark reflective glazing too high in the building.
- The submitted site plan is inaccurate and therefore misleading.
- The 1m eastwards extension will put the extension just 60cm from the boundary wall creating an unpleasantly cramped appearance.

Reconsultation 16/07/2016

Wilbarston Parish Council

- No comments received.

Neighbours

2 Barlows Lane

- Support.

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

Policy 12. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 2. Historic Environment

Policy 8. North Northamptonshire Place Shaping Principles

Local Plan for Kettering Borough

RA3. Rural Area: Restricted Infill Villages

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 and the Conservation Area
3. Residential Amenity

4. Parking and Highway Safety
5. Air Source Heat Pump

1. The Principle of Development

The application site is within the village boundary in the centre of Wilbarston.

Wilbarston is defined as a restricted infill village as defined by Policy RA3 of the Local Plan for Kettering Borough, in an established residential area where policy RA3 is supportive of proposals for residential development in principle.

Policy 8 of the North Northamptonshire Joint Core 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 and the Conservation Area

Section 72(1) of the Act requires Local Planning Authorities to have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas.

Policy 12 of the National Planning Policy Framework requires new development to sustain and enhance the significance of heritage assets in order to avoid or minimise conflict between conservation of the heritage asset and any aspect of the proposal.

Paragraph 137 of Policy 12 of the National Planning Policy Framework requires Local Planning Authorities to look for opportunities for new development within Conservation Areas to enhance and better reveal their significance.

Policy 2 of the North Northamptonshire Joint Core Strategy requires new development to conserve and, where possible, enhance historic designated built environmental assets and their settings and complement their surrounding historic environment.

Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy requires new development to respond to the site's immediate and wider context and local character

The bungalow on site was built in the early 1960s and is of an understated unfussy design and uses materials reflective of the time it was built - buff brick with gable roofs and horizontal fenestration

The proposal includes the insertion of flat roofed dormer windows in the front and rear roof planes, the addition of a gable roof over the garage and an increase in its width by just less than 1 metre, the construction of a single storey rear extension and a window at first floor level in the west elevation, and the removal of part of the front boundary wall to open up the access into the

site.

The original proposal had two gable roofed dormer windows and a roof light on the front roof plane, and a large window at first floor level on the west elevation. The front dormers and west window were considered not to reflect the design of the existing dwellinghouse and therefore to be detrimental to its character and appearance and that of surrounding development and the wider Conservation Area.

Objections were received regarding the adverse impact of the proposed development on the modest design and proportions of the existing dwellinghouse, stating that the proposed dormer windows were too large, too high and too ugly and far larger than other dormer windows in the Conservation Area, and that design of the west window was not in the historic vernacular resulting in too much dark reflective glazing too high in the building.

Amended plans have been received and 1 letter of support has been received as a result of the reconsultation.

The amended scheme maintains three openings on the front roof plane but has replaced the bulky inappropriate dormers and the roof light with three small flat roofed dormers more in-keeping with the simple design of the existing bungalow. The proposed dormers take their design cue from the dormer window in the east roof plane in the adjacent neighbour at No.5 Barlows Lane which is also a 1960s bungalow. It is considered that the revised dormers sit more modestly in the front roof plane, are reflective of the design of the original dwellinghouse and, provided the materials match those on the existing dwellinghouse, which can be secured by condition, will not detract from the character and appearance of surrounding development, the wider street scene or the Conservation Area.

The proposed window at first floor level in the west elevation has been reduced in size so that it is a high level window. It is proposed to be fixed shut and obscure glazed so that it provides a source of light only but does not permit any overlooking of the adjacent neighbours. As such, it is considered that although this is not a feature usually seen on 1960s bungalows, it is reflective of the proposed rear extension and does not detract significantly from the character and appearance of the existing dwellinghouse, surrounding development, the wider street scene or the Conservation Area, to warrant refusal of the scheme on this basis.

The proposal includes an extension in width of the garage by just under 1 metres and the addition of a gable roof above the garage. An objection has been received that the submitted site plan was inaccurate in that it did not truly reflect the distance from the east elevation to the east boundary and due to the proximity to the east boundary wall, the combined eastward extension and 3.4 metre extension of the ridge line will lead to a cramped appearance, bulking up the bungalow, making it look overlarge for the site.

It is the purpose of the case officer's site visit to establish any discrepancies in

the submitted details and to gain amendments where necessary. The site plan submitted has been checked against a current Ordnance Survey plan and shows the site boundaries to be in the same locations as on the submitted plans. An aerial view of the application site shows that the Ordnance Survey plans, while marking the boundaries, have not taken into account the thickness of the site boundary wall.

Although the extension to the garage and the addition of a gable roof above will bring the resultant building closer to the east boundary, the gap would remain wider than the gap to the west boundary and as a result the proposed development would not appear cramped within the site. In addition, it is considered that the extensions and alterations to the existing garage will tie this part of the development in with the existing dwellinghouse, balancing the garage end of the dwellinghouse with the existing front gable projection at the other end of the building and as such, it is considered the proposal will look balanced within the site and will not lead to a cramped form of development.

Provided the materials match those on the existing dwellinghouse, which can be secured by condition, the extension and alteration to the garage will not detract from the character and appearance of surrounding development, the wider street scene or the Conservation Area.

To the rear, the single storey extension and 2 No. dormers in the rear roof plane cannot be seen in the public realm. They have been designed to be reflective of the style and proportions of the existing dwellinghouse and subject to a condition requiring materials to match, the proposal is considered to not adversely impact on the character and appearance of the existing dwellinghouse and in turn, surrounding development and the Conservation Area.

In Barlows Lane the prevailing character is for a 1 metre high coursed rubblestone wall to extend for a considerable length on both sides of the highway. According to the letter of objection, the residential development in Barlows Lane is derived from the subdivision of land in the ownership of two historic farms and it appears that the boundary wall is the remainder of this. At the application site, it appears that the driveway is formed from an historic opening in the wall. Although the proposal will result in a loss of a section of this historic wall, the size of the opening itself will not be changing as the bit lost extends back into the site forming a boundary to the visibility splay. It is considered that the loss of this part of the wall will not detract from the historic character provided by the remainder of the wall within Barlows Lane and will not adversely impact on the character and appearance of the Conservation Area.

Subject to a condition requiring materials to match, it is considered that the amended scheme addresses officer concerns and the objections received to the original scheme, at least conserving the historic designated built environmental assets and their settings and complementing and responding to

the wider context and local character of the surrounding historic environment in accordance with policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

3. Residential Amenity

Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy seeks to protect amenity by new development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

The proposal includes the insertion of flat roofed dormer windows in the front and rear roof planes, the addition of a gable roof over the garage and an increase in its width by just less than 1 metre, the construction of a single storey rear extension and a window at first floor level in the west elevation, and the removal of part of the front boundary wall to open up the access into the site.

Amendments were sought to the original scheme submitted. A large window was inserted at first floor level in the west elevation which would have directly overlooked the openings at first floor level in the east roof plane of the adjacent neighbour at No.5 Barlows Lane, leading to a loss of privacy to both the neighbouring occupiers and the applicants.

The amendments reduced the window in size so that it is a high level window and the applicants proposed it to be fixed shut and obscure glazed. As such, the window now provides only a source of light but does not permit any overlooking of, or by, the adjacent neighbours at No.5 Barlows Lane.

The location of the proposed dormers, the rear extension, the alteration and extension of the garage will not lead to any loss of amenity in terms of privacy or overlooking of neighbouring occupiers and the proximity of the extension of the garage to the east boundary wall will not be overbearing on the adjacent neighbour at No.1 Barlows Lane by virtue of the separation distance.

As such, it is considered, subject to a condition retaining the first floor window in the west elevation as fixed shut and obscure glazed, that the proposal accords with policy 8 of the North Northamptonshire Joint Core Strategy in that the proposal does not result in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

4. Parking and Highway Safety

Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

The existing access and parking arrangements at the site are provided by a driveway and parking area within the site and a single garage. The driveway is bordered in part by a 1 metre high boundary wall which recedes into the site and edges the visibility splays with a gate across the top. As Barlows Lane is only one car wide, this allows a vehicle to park clear of the highway before

opening the gates.

The proposal includes the removal the part of the front boundary wall edging the visibility splays and removing the gate. It is considered that the removal of this part of the wall will not alter the access into the site, will not impact on the parking provision within the site, and by virtue of being able to drive straight into the site, will not adversely impact on the highway network or lead to issues of highway safety by the occupiers of the site.

Due to the narrowness of Barlows Lane, a condition will be added removing permitted development rights granted by Class A of Part 2, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, to prevent the insertion of gates or the reduction in the width of the access.

As such, subject to the addition of the condition, it is considered that this part of the proposal will not adversely impact on the means of access and the provision of parking in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. Air Source Heat Pump

The proposal also includes the installation of an air source heat pump.

The installation of an air source heat pump is permitted development under Class G of Part 14, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (the GPDO), subject to the limitations that it is installed in compliance with Microgeneration Certification Scheme (MCS) standards, the volume of the outdoor compressor unit housing is less than 0.6 cubic metres, it is more than 1 metre from the boundary of the curtilage of the dwellinghouse and is not to be installed on a roof or wall fronting a highway in a Conservation Area, and the conditions that it is solely for heating purposes, and it sited such that it minimises the effect on the external appearance of the building and its effect on amenity.

The applicants have submitted details relating to the MCS standards, the compressor unit housing has a volume of 0.51 cubic metres and it is located on a wall behind the utility room in excess of 4 metres from the east boundary and is not visible in the public realm.

As such, this part of the proposal complies with all other conditions and limitations of the GPDO.

Conclusion

Subject to conditions requiring materials to match, fixing shut and obscure glazing the first floor west elevation window and removing permitted development rights to insert gates or widen or reduce the existing access, the proposal is considered to be acceptable, comply 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: