

BOROUGH OF KETTERING

Committee	Full Planning Committee - 16/08/2016	Item No: 5.5
Report Originator	Sean Bennett Senior Development Officer	Application No: KET/2016/0431
Wards Affected	Slade	
Location	32 Old Gorse Way, Mawsley	
Proposal	Full Application: Two storey rear extension	
Applicant	Mr & Mrs Frost	

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 detailed below.

REASON: In the interest of securing an appropriate form of development in accordance with policy 8 of the North Northamptonshire Joint Core 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 and the windows shall match the colour and design of the existing windows.

REASON: In the interests of visual amenity 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 additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the upper floor side elevations or roof plane of the extension hereby permitted.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2016/0431

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 01/07/2016 and 27/07/2016.

The site is located within the built confines of the village toward its southern extent and forms part of a wider residential development constructed approximately ten years ago and consists of detached, semi-detached dwellings and small rows of terraces.

The development property is detached and linked to a neighbours garage by an undercroft which gives access to a rear single garage and is constructed of iron-stone with re-constituted stone quoins and window detailing under a slate roof. The property and the area is considered a high quality modern development. The property is accessed via a driveway it shares with 34 Old Gorse Road and fronts a footpath beyond.

Proposed Development

The application seeks full planning permission for a two storey rear extension proposed to be finished in matching materials.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Mawsley Parish Council: No comments received at the time of writing this report

Neighbours: Two third party representations received: including one letter of **support** from 34 Old Gorse Way saying that *it is a sustainable extension of a family dwelling sympathetic with the existing structure and village.*

One letter of **objection** received from the residents of a nearby property to the north at 36 Old Gorse Way based on the following summarised grounds:

- Loss of privacy from the upper floor window particularly towards the rear garden
- Harm to outlook
- Harm to the character and appearance of the area by *spoiling the current smooth line of the proposed house to be extended and thus my view becoming more of an eyesore*

5.0 Planning Policy

National Planning Policy Framework

Core Principles and Chapter 7 (Requiring good design)

Development Plan Policies

North Northamptonshire Joint Core Strategy (JCS)

Policy 8 – 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 residential amenities
3. Impact on the character and appearance of the area
4. Impact on highway safety and convenience
5. Response to objection

1. Principle of development

Given the location of the site within the built confines of the village and the proposal being a residential extension in association with an existing domestic use the principle of the development is considered to be acceptable.

2. Impact on residential amenities

Policy 8 of the JCS, amongst other things, seeks development to ensure quality of life by amongst other things *Protecting amenity*. This is in accordance with point 4 of the NPPF's core planning principles that seeks development to have *a good standard of amenity for all existing and future occupants of land and buildings*.

The rear wall of the detached neighbouring property to the east at 7 Broughton Road is 2m further back than the rear wall of the existing development property and as a result the proposed extension projects only 1m beyond the rear wall of 7 Broughton Road. As such and given its detached nature the proposal would not have a harmful impact towards the amenities of 7 Broughton Way particularly in terms of loss of light or loss of privacy with no side upper floor windows proposed. A condition can be attached to ensure that no side upper floor windows are inserted in the future.

Moving on to the impacts toward the residential amenities of 34 Old Gorse Way to the west. Given the orientation and siting of the proposed extension together with its separation distance (22m) from the rear elevation of 34 Old Gorse Way with the extension being largely screened from rear windows

serving the property and with no upper floor side windows the proposal would not have an adverse impact toward this neighbour's amenities.

The objector is located at 36 Old Gorse Way to the north beyond a parking courtyard. This property would be 21m from the rear wall of the extension at the closest point and at an angle and 11m at the closest point from the rear garden again at an angle. Whilst the extension would result in the upper floor window being 3m closer than the existing upper floor window it will replace, this separation distance is considered to be sufficient to maintain acceptable levels of privacy and outlook to both the building and its associated garden. This arrangement is also consistent with the separation gap between other rear facing windows in the host property and 36 Gorse Way; with the window serving the master bedroom also being approximately 21m from the rear elevation of the affected property at the closest point. Effectively therefore; the proposed upper floor rear facing window would not result in significantly different views that are not already available from within the existing property. As such the proposal is not considered to result in a detrimental impact to the residential amenities of 36 Gorse Way.

Thereby; as a result of the siting, orientation and proximity of the proposal to surrounding properties the proposal would not result in harm toward residential amenities of neighbouring occupiers.

The proposal would result in the loss of an area of private amenity space, however the remaining area is considered to be of sufficient size to maintain the amenities of existing occupiers.

As such the proposal is considered to be consistent with the parts of policy 8 of the JCS that consider impacts on residential amenity and as such is considered to be acceptable in this respect.

3. Impact on the character and appearance of the area

Along with seeking to prevent harm to residential amenities Policy 8 of the JCS also seeks development to respect the character of an area. The NPPF in Chapter 7 also states that development should *add to the overall quality of the area, be visually attractive and respond to local character.*

Given the rear location of the extension the principal front elevation of the property and its contribution to the streetscape from there is unaffected. Whilst the extension would be visible from Old Gorse Way to the west it would not be particularly conspicuous or prominent from the public realm. Whilst the upper floor rear elevation of the host property would be broken by the proposed projecting rear extension it is subordinate in terms of extent and height. The staggering of building lines is also evident in the rear area with 7 Broughton Road set further back than the rear wall of the development property. As such and together with the provision of matching materials, which will be secured by condition, the proposal would respect the character and appearance of the existing property enabling the original property to be read and would sit comfortably in its surroundings and thereby maintain the visual quality of the area.

As such the proposal would be sympathetic to the character and appearance of the area consistent with the relevant parts of Policy 7 (NPPF) and Policy 8 of the JCS and as such the proposal is considered to be acceptable in this regard.

4. Impact on highway safety and convenience

As the proposal would retain off-street parking for at least three cars and given that there does not appear to be a congestion issue in the area the slight increase in the dwelling's habitable accommodation is not likely to cause harm to highway safety.

5. Response to objectors comments

The objector's concern with regard impact to their residential amenity has been discussed above and whilst some change is acknowledged any impact upon neighbouring residential amenity is negligible especially when considered against existing impacts.

In addition the concern with regard to character and appearance has been discussed above and considered to be respected. As such the proposal is considered to be acceptable in those regards subject to the imposition of certain safeguarding conditions.

Conclusion

In light of the above the application is in accordance with the Development Plan and no other material planning considerations outweigh this. The application is recommended for approval

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Sean Bennett, Senior Development Officer on 01536 534316