

BOROUGH OF KETTERING

Committee	Full Planning Committee - 06/09/2016	Item No: 5.5
Report Originator	Richard Marlow Senior Development Officer	Application No: KET/2016/0504
Wards Affected	Slade	
Location	Bay House Farm, Main Street, Orton	
Proposal	Full Application: Proposed annex for plot 1, double garage for plots 1 and 3, and single garage for plot 2. Surface finish to parking area	
Applicant	Mr S Bateman Grace Homes,	

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 annex building hereby permitted shall not be occupied other than as a part of the single residential use of the dwelling shown as plot one on the approved plan PL01 Rev A received 18 July 2016 by the Local Planning Authority

REASON: The unit of accommodation is not of a satisfactory standard or in a satisfactory position to be occupied separately from the main dwelling in the interests of amenity, highway safety and in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

3. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the visual amenities of the area in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

4. No development shall commence on site until details of the materials to be used for hard and paved surfacing have been submitted to and approved in writing by the Local Planning Authority. The approved surfacing shall be completed before the adjoining buildings are first occupied.

REASON: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. No development shall take place on site until full details at a scale of no less than 1:5 of joinery for all windows, doors, verge and eaves details, timber finishes and rainwater goods including the materials to be used have been submitted to and approved in writing by the Local Planning Authority. New windows shall be recessed in the openings. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the character and appearance of the development and surrounding area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy and Policy 12 of the National Planning Policy Framework.

6. 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 building, structure or other alteration permitted by Classes A-E of Part 1 of Schedule 2 of the Order shall be made on the application site.

REASON: To ensure that the character and appearance of the farmyard is preserved in accordance with Policy 12 of the National Planning Policy Framework and Policy 8 of the North Northamptonshire Joint Core Strategy.

7. Before the development hereby permitted is first occupied or used, space for the parking and manoeuvring of vehicles, including within the garages, shall be provided within the site in accordance with the approved plans and shall thereafter be permanently retained and kept available for such purposes.

REASON: In the interests of highway safety and to secure an appropriate form of development in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2016/0504

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

3.0 Information

Relevant Planning History

KET/2013/0646 House and barn conversions to create additional 4 no. dwellings with associated car parking (as amended). Approved 7 February 2014.

KET/2016/0374 Conversion of barns into 2 no. dwellings and erection of 2 no. garages. Approved 5 August 2016.

Site Description

The application site lies in the village of Orton, a small group of dwellings and farmhouses to the southwest of the town of Rothwell. The application site comprises part of the former farm structures and outbuildings at Bay House Farm. The structures are of various styles and ages and constructed of a mix of stone and brick. Works to redevelop the site are ongoing and at the time of the site visit the north east corner of the site was being used for temporary storage.

Proposed Development

The application seeks permission to amend elements of the wider scheme approved through KET/2013/0646. This will include for a proposed annex for plot 1, double garage for plots 1 and 3, and single garage for plot 2 together with a surface finish to parking area.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Natural England

No objection

Neighbours

One objection received from the neighbouring property, Lilac Cottage, raising the following planning considerations.

- Objection on the basis that there is no historical precedent, or previous use, or identified need, that would support the development
- There has never been a development in the proposed position.
- The proposal would situate a residential dwelling much closer to the road, and therefore forward (generally southerly) of the residential line running from Lilac cottage through Orton on the north side of the main street.

- Concerns that the annex to plot 1 if approved could be extended through subsequent applications over time into a fuller and bigger residence extending north along the boundary between the Bay House Farm site and Lilac Cottage.

The same objector has raised a number of concerns about construction and ongoing maintenance of the development proposed that are not material planning considerations and therefore not relevant to the determination of this application.

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

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 2. Historic Environment

Policy 8. North Northamptonshire Place Shaping Principles

Policy 9. Sustainable Buildings and Allowable Solutions

Policy 11. The Network of Urban and Rural Areas

Policy 15. Well-connected towns, villages and neighbourhoods

Policy 29. Distribution of new homes

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, character and appearance
3. Residential Amenity
4. Highway

1. Principle of development

The principle of development on this site has been established through the extant approval under KET/2013/0646. This application seeks to amend the previously consented scheme through amendments to the L shaped single storey development which has consent for two single garages and a store serving plot one, and double garages serving plot two and plot four. The approved scheme has no plot 3 which was originally positioned in the same location as this application and subsequently amended through the application process to its approved form comprising garaging and stores. The development is a rebuild of the former barns and stables in this location that

had almost completely collapsed is proposed. It follows the footprint of former building which dated back to 1840s.

Approved plot 4 has been renumbered as plot 3 in this application. This proposal would introduce a residential annex to be used in conjunction with plot 1 and also a double garage. Plot 2 would be amended to provide a single garage whilst plot 3 would retain a double garage.

2. Design, character and appearance

The scale and position of the built form remains unaltered from the previous consent. The north east elevation facing the neighbouring property, Lilac Cottage, is unchanged and without fenestration. The south west elevation is revised to include floor to ceiling glazing within the annex providing light into the kitchen/lounge. To the south east a patio door and windows are proposed which are limited in size and help to respect the rural character of the development and surrounding context. A single window and door face internally into the courtyard.

The development is pitched roofed with stone walls and has a restricted height to ensure that they remain subservient to the dwellings on the individual plots. The positioning has previously been considered to be acceptable and subject to a condition which ensures appropriate materials, overall the scheme is considered positively in design, character and appearance terms.

An objection from the neighbour considers that residential development on the site is unwarranted and would be set forward of the established building line. The development proposed is in keeping with the size and quality of the surrounding residential development previously consented and cannot be seen from the highway. Importantly the amendments sought which enable the creation of a residential annex respect the overall design ethos of the wider site which seeks to retain the high quality structures on site and the character of a farmyard.

In summary the proposal is considered positively in design and character terms and is in accordance with the requirements of policy 8 of the JCS.

3. Residential Amenity

The creation of additional habitable accommodation in the annex will not result in a detrimental impact upon neighbouring residents in terms of overlooking, loss of light, overbearing impact or increased pollutants such as light or noise. As a result there will be no unacceptable impacts on the amenity of neighbouring residents and it is therefore considered that the proposal is in accordance with criterion e of Policy 8 of the North Northamptonshire Joint Core Strategy.

The annex is set 8 metres from plot one and due to its proximity would not be appropriate for independent residential accommodation. Concerns have been raised about the potential for similar amendments to the garages proposed and accordingly, consistent with the original approved, permitted development rights will be removed by condition. A condition will also be imposed to ensure

that the annex remains ancillary to the approved residential use at plot one.

4. Highway Safety

The scheme accords with the previous consent, Highways standing advice and ample off road parking is proposed. The scheme will accord with Policy 8 of the North Northamptonshire Joint Core Strategy in respect of highway safety as it will not have a detrimental impact upon the local highway network.

Conclusion

The proposal is in accordance with the relevant policies of the Development Plan and there are no material considerations which indicate planning permission should not be granted.

Background Papers

Title of Document:

Date:

Contact Officer:

Richard Marlow, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

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