

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 04/10/2016</b>	<b>Item No: 5.6</b>
<b>Report Originator</b>	<b>Duncan Law Development Officer</b>	<b>Application No: KET/2016/0526</b>
<b>Wards Affected</b>	<b>St. Michaels and Wicksteed</b>	
<b>Location</b>	<b>30 Garfield Street, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Conversion of extension to 1 no. apartment</b>	
<b>Applicant</b>	<b>Ms S Ward</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 submitted with the application.

REASON: In the interest of securing an appropriate form of development in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

3. Before development commences a noise assessment shall be submitted to and approved in writing by the Local Planning Authority that outlines the likely impact on any noise sensitive property, and the measures necessary to ensure that the noise does not affect the local amenity of residents. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS4142: 2014. Once approved the use hereby permitted shall be operated in accordance with the approved details and thereafter maintained in this approved state.

REASON: In the interest of residential amenity in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

4. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority or Environmental Health. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time

whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.

REASON: In the interest of residential amenity in accordance with policy 8 of the North Northamptonshire Joint Core Strategy

## **Officers Report for KET/2016/0526**

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

### **3.0 Information**

#### **Relevant Planning History**

None relevant

#### **Site Description**

Officer's site inspection was carried out on 01/09/2016

The application site comprises a two storey detached property, split into two flats located on the western side of Garfield Street, a predominantly residential area to the south of Kettering town centre. The property is constructed of red brick with stone ashlar features and white uPVC windows and doors. The dwelling is set back from the street and a low level engineering brick wall forms the boundary with the highway. There is an attached car port on the northern flank of the dwelling which leads to the link attached single storey pitched roof addition for conversion which is rendered white and has wooden windows. To the north, south and west are residential rear gardens.

#### **Proposed Development**

Conversion of extension to 1 no. apartment

#### **Any Constraints Affecting the Site**

None

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

#### **Environment Health**

No objection subject to conditions

#### **Neighbours**

1 objection received based on effect of development on parking and noise potential

### **5.0 Planning Policy**

#### **National Planning Policy Framework**

Paragraph 17 - Core Principles

Policy 7 – Requiring Good Design

#### **Development Plan Policies**

#### **North Northamptonshire Joint core strategy 2011–2031**

Policy 8 – North Northamptonshire place shaping principles

Policy 11 – The network of urban and rural areas

Policy 28 - Housing Requirements

Policy 29 - Distribution of new homes

Policy 30 - Housing mix and tenure

## **Local Plan**

Policy 35 – Housing within towns

### **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
3. Amenity
4. Highways and Parking

#### 1. The principle of development

Due to the location of Garfield Street within the defined Kettering town boundary in an established residential area, development on this site is subject to policies in the development plan that are supportive of residential development. The North Northamptonshire Joint Core Strategy (JCS) and the 1995 Local Plan for Kettering Borough are the present development plan documents. Policy 11 and 29 of the JCS focus development within the growth towns including Kettering. Policy 29 of the JCS directs development to existing settlements within the Borough to strengthen the existing network of settlements whereas policy 8 of the JCS seeks to protect the amenity of existing residents. The proposed development is supported by national and local policy in the form of the National Planning Policy Framework and the Development Plan.

#### 2. Character and appearance

Policy 7 of the National Planning Policy Framework and 8 d) and e) of the JCS recommend that development is to be of high quality design that respects the character of its surroundings. The development to the rear of 30 Garfield has occurred over time and there is no overarching design that can be referenced. The changes proposed to the fabric of the extension are restricted to the fenestration and doors. The new windows and doors are to be Upvc which is appropriate for the location and all apertures are to be 'made good' through the re-rendering of the outside of apartment. The removal of the inappropriate steel shutters from the drive and their replacement with 900mm high gates that have a domestic appearance is welcomed and will improve the street scene. The extension that is to be converted has previously had residential use and the wider area is principally residential

#### 3. Amenity

Policy 8 of the JCS requires development not to result in an unacceptable impact on neighbouring amenity by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking. The proposal consists of the conversion of an existing rear single storey extension which has previously had

residential use ancillary to the main residential use at 30 Garfield Street. There are no new openings that would result in overlooking, no increase to the bulk of the proposal that would result in overshadowing. The window facing the forecourt was originally full height which had the potential for direct views into a habitable room of the ground floor flat so has been amended to a high level window. The rear amenity space is to be divided giving each flat an independent outdoor area.

An objection was raised by a neighbouring property regarding the potential of the development for adverse noise. In consideration however, the proposed use is residential in a residential area which coupled with the fact a residential use associated with the flats could be implemented without permission, is not considered an appropriate objection.

Due to the adoption of the JCS, new dwellings must have a minimum internal area to be considered suitable accommodation. Policy 30(b) of the JCS states: 'The internal floor area of new dwellings must meet the National Space Standards (NSS) as a minimum in order to provide residents with adequate space for basic furnishings, storage and activities.' The NSS states that new dwellings and conversions should normally meet, and preferably exceed, the minimum areas and if a local planning authority wishes to require an internal space standard, they should only do so by reference in their Local Plan to the Nationally Described Space Standards.

The NSS outlines the minimum gross internal floor areas and storage space that are required for all sizes of residential units. For one bed dwellings its states the following standards should be applied:

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p		39 (37) *	1.0	

The flat will be approximately 44m<sup>2</sup> which exceeds the standards required of 39m<sup>2</sup> for 1 bed one person flat on a single floor thereby complying with policy 30.

Subject to conditions, the scheme is considered in accordance with Paragraph 17 of the NPPF and policies 8 and 30 of the JCS which require proposals to provide a good standard of residential amenity and meet the needs of occupiers.

#### 4. Highways and Parking

Policy 8 b) ii) of the JCS requires new development to have a satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards, and not to have an adverse impact on the highway network nor prejudice highway safety. An objection was received from a neighbouring property with concerns over the impact of the development on local parking levels.

As one off-road space will be available within the site that is to be used solely by the occupiers of the apartment in addition to the close proximity to the town centre and its public transport links and the surrounding on street availability, the application accords with policy 8.

Comments on other points raised by proposal - none

### **Conclusion**

The proposal is in accordance with the National Planning Policy Framework and policies of the North Northamptonshire Joint Core Strategy. There would be no unacceptable amenity or design impacts and there are no material planning considerations that would indicate against approval. The proposal is, therefore, recommended for approval.

### **Background Papers**

Title of Document:

Date:

Contact Officer:

Duncan Law, Development Officer on 01536 534316

### **Previous Reports/Minutes**

Ref:

Date:

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