

BOROUGH OF KETTERING

Committee	Full Planning Committee - 08/11/2016	Item No: 5.10
Report Originator	Collette Panther Assistant Development Officer	Application No: KET/2016/0667
Wards Affected	Burton Latimer	
Location	7 Trent Crescent, Burton Latimer	
Proposal	Full Application: Single and two storey rear extension	
Applicant	Mr S Shearsmith	

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 Policy 8 of the North Northamptonshire Joint Core Strategy.

3. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details submitted with the application shown on drawing number 287-02A.

REASON: In the interest of securing an appropriate form of development 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, B or C shall be made in the first floor of the north east or south west 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/2016/0667

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 04/10/2016.

The site comprises a two storey semi-detached dwelling, built with brown brick and roofed with concrete tiles, which sits within an established residential area to the west of Burton Latimer. The site is set on land approximately 0.25m higher than the highway creating a sloped driveway for approximately 2 cars to park off road. There is also a 1m wide pedestrian access to the side with no. 9 leading to the rear garden which is proportionately sized to the dwelling. There is an existing single storey conservatory to the rear.

The area is characterised by semi-detached and detached properties which have open plan frontages with low height (if any) boundary treatments and staggered front elevations which are set back from the highway by approximately 5-7m providing off road parking for 2-3 cars. Most of the properties on this street have garages to the rear garden which are visible from the public realm.

To the north is no. 5, the other half of the semi, which sits level with and on land the same level as the site. To the rear there is a 1.75m high close boarded fence to the side with the site. There is an addition of a single storey rear extension with 2 no. rooflights to the (north east and south west) sides & large window/door to the garden. There is also a first floor window to the rear which is set back in line with the original dwelling and in line with the rear of the site.

To the south is no. 9, there is a 2m wide pedestrian access to the side of the property leading to the rear garden. No. 9 sits on land approximately 0.25m lower than no. 7 and is positioned approximately 3m further back, both at the front and rear. To the rear, separating the site and no. 9, is a 1.75m high brick wall. There are ground and first floor windows to the rear and a first floor landing window to the (north east) side facing the site.

Proposed Development

The proposal is to demolish the existing conservatory and construct a single and two storey side and rear extension to the following dimensions: depth 6m (two storey element 2.66m, single storey element 3.3m), width 5.96m (of which 1m extends beyond the original side wall), eaves height two storey 4.6m & single storey 2.4m and ridge height two storey 6.3m & single storey 3.6m.

Amendments have been made during the application to address officer and neighbour concerns which include:

- Reduction in depth to the two storey element by 0.7m
- Amended roof type from gable end to hipped (at all angles).

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Parish/Town Council

None received at the time of writing this report.

Neighbours

Comments received from 3, 5 and 9 Trent Crescent, summary below:

- No. 3, objection: loss of light; hinder skyline; not in keeping; loss of privacy; overbearing to neighbours property
- No. 5, concerns: loss of light to existing extension, kitchen, first floor rear bedroom window and provoking worsening of existing medical conditions
- No. 9, objection: overlooking and loss of privacy to property and garden; visually overbearing; loss of light and view to first floor landing window; out of keeping design; devaluation of property; concerned about potential relocation of drains.

5.0 Planning Policy

National Planning Policy Framework

Core Principles

Policy 7: Requiring good design

Development Plan Policies

North Northamptonshire Joint Core Strategy

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. The principle of development
2. Design, Character and Appearance
3. Residential Amenity
4. Highway safety

1. The principle of development

This application seeks the erection of a single and two storey side and rear extension to a residential property which is located within an established residential area to the west of Burton Latimer.

Subject to detailed consideration being given to the impact of the extensions, having an acceptable impact on the character and appearance of the area and residential amenity, and ensuring it complies with National & Local policies, detailed above, the principle of development is considered acceptable.

2. Design, Character and Appearance

In conjunction with Policy 7 of the NPPF which requires development to be of a good design; Policy 8(d)(i) of the JCS requires new development to respond to the site's immediate and wider context and local character.

The proposed extension is located to the side and rear of the dwellinghouse and will be visible from the public realm. The proposal will be sited to the rear of the existing kitchen, on part of the footprint of the existing conservatory, and will project beyond the original side elevation. The extension will slightly elongate the side elevation however, the ridge is subordinate to, and has a pitch to match, that of the host dwelling. The roof is hipped and slopes away at all angles, as a result this aids cohesion to the existing property. The side section of the extension is set a considerable distance back from the highway, approximately 14m, and although the area is characterised by garages set back from the highway which are visible from the public realm it is considered that an extension to the side is an appropriate form of development which will not cause harm to the character and appearance of the area.

Provided the materials used are brick to match those on the host dwelling the proposal will not adversely affect the character and appearance of the existing dwellinghouse. Furthermore, due to the bulk of the extension being positioned to the rear of the property only a small side section will be visible from the public realm. This section is set back from the highway a considerable distance and as a result will not adversely impact upon the character and appearance of surrounding development or the wider street scene.

Overall, and subject to a condition requiring materials to be matching brick to those on the existing dwelling, the proposal accords with Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy in that the new development responds to the site's immediate and wider context and local character.

3. Residential Amenity – light, privacy, overbearing

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.

It is noted that there is a proposed window opening at first floor level in the existing south west side elevation. Provided this meets the requirements of Part 1 Class A of the General Permitted Development (England) Order 2015 the addition will be permitted development, an informative note explaining the criteria will be included on the decision notice.

The originally submitted scheme was considered to have an unacceptable impact upon amenity, loss of light and overbearing development, to neighbouring property,

no. 5. These issues were raised with the agent during the application process and as a result an amended scheme was submitted. The revised plans satisfactorily address the issues by reducing the depth of the first floor by 0.7m and hipping the roof at all angles.

To the north east side is no. 5, the attached neighbour which is a two storey dwelling. There is an existing single storey rear extension which projects approximately 5m from the original rear wall of the dwellinghouse with a ridge height approximately 3.35m. There are two rooflights, one each in the north east and south west roof planes, and a large window/door to the rear elevation. The large window/door to the rear of the extension is considered a principle window which is not affected by the proposed development due to the height of the single storey element and the two storey element being set further back. The rooflights are secondary windows to the neighbours extension and therefore are not considered to be adversely affected by the second storey element. The depth of the second storey element has been reduced by 0.7m so that it does not break the 45 degree guideline (this is a tool which can be used to assist in assessing the amount of loss of light to neighbouring properties) to the nearest first floor rear window of no. 5. The design of the roof has also been changed from a gable end to a hip which slopes away at all angles, these changes reduce the feeling of overbearing development and loss of light to the first floor window to no. 5. In addition to this and taking into account the way in which the sun rises and sets it is considered that the amenity of no. 5 will not be significantly affected.

To the south west is no. 9. The current boundary treatment between the site and no. 9 is a 1.75m high wall followed by a 2m high hedge. The rear wall of no. 9 projects approximately 3m beyond the existing rear wall of the site. The second storey element of the proposed extension is 2.6m deep and is therefore set slightly back from the rear wall of no. 9 as a result, due to the location of the second storey element it is not considered that there will be loss of privacy or sense of overbearing imposed by the second storey element of the proposed extension. There is an existing first floor landing window to the south west elevation of the site which is to be moved 2m towards the rear garden and internally reconfigured to a bathroom, this will improve the current situation which are jarred landing to landing windows. The single storey element projects approximately 2.8m beyond the rear wall on no. 9. The eaves of the single storey element are 2.45m high and the ridge 3.65m high. The proposed extensions do not break the 60 degree guideline and the ground floor window proposed to the south west side elevation will not look directly into any neighbouring windows. Furthermore there is a distance of 2.4m between the side walls of the properties. It is not considered that the single storey element of the proposal will adversely impact the amenity to no. 9.

To the rear are nos. 132 and 134 Churchill Way. These properties will not be adversely affected by loss of light, loss of privacy or over bearing development due the separation distance of the proposal being approximately 25-30m from the rear walls of both of these properties.

Due to the reduced depth of the extension and change of roof design from gable end to hip the amended scheme is considered to reduce the impact to no. 5 to an acceptable level. As a result the proposed development is in accordance with Policy

8(e)(i) of the North Northamptonshire Joint Core Strategy in that the new development does not result in an unacceptable impact upon amenity to neighbouring properties.

4. Highway safety

The property currently benefits from off-street parking for 2-3 vehicles to the front. The existing access and parking arrangements are to remain unchanged. As such the proposal is considered to be acceptable in this respect.

Conclusion

On balance, and subject to a condition requiring materials to match, it is considered that the application, as per the amended scheme, is acceptable and accords with policies set out in the Development Plan and no other material planning considerations outweigh this, therefore is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Collette Panther, Assistant Development Officer on 01536
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Previous Reports/Minutes

Ref:

Date: