

BOROUGH OF KETTERING

Committee	Full Planning Committee - 13/12/2016	Item No: 5.4
Report Originator	Collette Panther Assistant Development Officer	Application No: KET/2016/0702
Wards Affected	Pipers Hill	
Location	43 Milldale Road, Kettering	
Proposal	Full Application: Single storey rear extension and extension to garage	
Applicant	Mr M Thomas	

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, except the western and southern elevations of the annexe element which shall be wooden cladding.

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 amended plan number MD/P/01C received by the Local Planning Authority on 07/11/2016.

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

4. The upper level windows on the southern elevation of the annexe element of the extension hereby permitted 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 and to prevent overlooking in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. The annexe element of the extension hereby permitted shall not be occupied other than as part of the single residential use of the dwelling known as 43 Milldale Road, Kettering.

REASON: The unit of accommodation is not of a satisfactory standard nor in a satisfactory position to be occupied separately from the main dwelling in the interests of amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2016/0702

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 10/10/2016.

The site comprises a two storey semi-detached dwelling, built with burnt orange multi brick and roofed with concrete tiles, which sits within an established residential area to the east of Kettering. The site is set back from the highway by approximately 3m and is set on land approximately 0.25m higher than the highway, creating a slightly sloped driveway for approximately 2 cars to park off road. To the front elevation there is a bay window to the ground and first floor with a band of render between the two. Boundary treatment to the front with neighbours and the highway is a 0.75m brick wall. To the rear the land slopes up approximately 2m in a westerly direction to 2 no. sheds which are adjacent to the rear boundary. To the side with no. 45 there is a covered walkway, which leads to the rear garden, and a single flat roofed garage.

The area is characterised by a mix of bungalows and two storey dwellings which have low height and low key boundary treatment to the front. The front elevations sit largely in a uniform manner and are set back from the highway by approximately 3-4m, providing off road car parking or garden space. Most of the properties on this street have garages to the side which are visible from the public realm.

To the north is no. 45, a detached dormer bungalow, which sits on land slightly higher than the site. To the front, and side with the site, is a single garage. The south side elevation faces the garden, and side of the site, and has a number of windows (including a dormer) serving habitable rooms. Rear boundary treatment with the site is 2m high close boarded fencing which sits at the same gradient as the land.

To the south is no. 41, the other half of the semi, which sits in line with and on land the same level as the site. Additions consist of a two storey side extension and single storey rear extension. The rear elevation has ground and first floor windows serving habitable rooms. Rear boundary treatment with the site is a 1m high fence.

Also to the north are nos. 24 and 26 Ise Road whose rear boundaries abut the site.

To the west is no. 22a Ise Road, the garden of which abuts the rear of the site

and the property sits in line with those on Ise Road.

Proposed Development

It is proposed to demolish the existing garage and attached walkway and erect 2 no. single storey elements to the following maximum dimensions:

- Rear element: 7m wide, 3m deep, 2.2m to the eaves and 3.4m to the ridge
- Garage and annexe element: 4.225m (front) - 4.6m (rear) wide, 15.8m deep, 2.4m to the eaves, 3.5m to the ridge and 3.8m to the height of the parapet.

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

- Reduction in the height of the garage and annexe element by 0.4m
- Obscure glazing to upper height windows on south elevation of the annexe element.

Any Constraints Affecting the Site

Within the Nene Valley NIA Boundary

4.0 Consultation and Customer Impact

Parish/Town Council

Neighbours

No. 41 Milldale Road **objects** to both the original and amended schemes, their comments are summarised below:

- Height of annexe section, height of the eaves height, overlooking; massing, unappealing materials

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 and impact on the street scene
3. Impact on residential amenity
4. Highway safety

1. The principle of development

This application seeks the erection of single storey side and rear extensions to a residential property which is located within an established residential area to the east of Kettering.

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 garage and annexe element of the originally submitted scheme were considered to sit prominent in the street scene due to the height and uneven line of the roof ridge. This issue was raised with the agent during the application process and as a result an amended scheme was submitted. The revised plans satisfactorily address the issue by reducing the height by 0.4m and as a result levelling out the ridge to an even line.

The proposed extension is located to the side and rear of the dwellinghouse and will be visible from the public realm. The garage element will be sited to the side on the footprint of the existing garage and the annexe element will be sited to the rear of that, covering the footprint and more of the existing attached outbuildings, projecting 7.275m beyond the existing rear wall of the outbuilding. The extension will slightly elongate the side elevation however, by virtue of being single storey, the ridge is subordinate to that of the host dwelling and, due to the parapet to the front elevation, the visibility of the roof will be limited from the north as you enter Mill Dale road from Ise Road. The low pitch, 13%, on the garage and annexe roof allows for a stepped height parapet to the front elevation which offers an in keeping design to the street scene. The roof type on all elements of the proposal is mono pitched, as a result the afore mentioned points aid cohesion to the existing property. Typically the area is characterised by varying designs of garages and additions to the side, which are visible from the public realm, therefore it is considered that the design of this proposal is an appropriate form of development which will not cause harm to the character and appearance of the area.

Materials proposed to the majority of the development are to match those on the existing dwelling however, materials proposed to the western and southern elevations of the annexe element, which will not be visible from the public realm, are wooden cladding. The cladding, which is to a small section of the

overall development, is considered to break up the mass of brick and provide an attractive mix of materials to the character of the host dwelling. As a result the proposal will not adversely affect the character and appearance of the existing dwellinghouse or the wider street scene.

Overall, and subject to a condition requiring materials on the single storey dining room element 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.

The originally submitted scheme was considered to pose a feeling of overbearing to no. 45 and perception of overlooking to no.45. 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 height of the garage and annexe element by 0.4m and obscure glazing upper height windows.

To the north side is no. 45, a detached bungalow, which is set on ground approximately 0.2m higher than the site. There is an existing single garage to the front boundary with the site and screening of a 2m high close boarded fence erected to the end of the site. There are windows and doors serving habitable rooms on the side elevation facing the site however, due to the separation distance of 11m between side elevations, the way in which the sun rises and sets it is not considered that the proposed development will cause loss of light to no. 45. The only windows on the northern elevation of the proposal are roof lights which, due to the height and angle at which they will sit, are not considered to cause overlooking to windows on the south elevation (including the dormer) to no. 45. The design of the roof is such that it slopes away from this property and is at a 13% mono pitch to lessen the visual impact and bulky feeling to no. 45. As a result, it is not considered that amenity to no. 45 will be detrimentally impacted.

To the south is no. 41, the attached neighbour, which is also a two storey dwelling. There is an existing single storey mono pitched roof rear extension to the following approximate dimensions: depth 3m from the original rear wall, eaves 2.5m and ridge 3.6m; the rear element of the proposed development will mirror this. The ridge height of the entire proposed development is uniform and there is a separation distance of 7m from the boundary to the southern elevation of the proposal, as a result and taking into account the way in which the sun rises/sets it is not considered that the proposed development will cause a loss of light or an unacceptable feeling of massing to no. 41. The

southern elevation of the proposed development has patio doors and high level windows, which are noted as obscure glazed. The relationship between the windows on this elevation and the rear elevation of no. 41 is such that is not considered to cause unacceptable overlooking into neighbouring windows. The current boundary treatment between no. 41 and the site is a 1m high close boarded fence, it is recognised that a 2m high fence can be erected by either neighbour as Permitted Development to screen the annexe element, as a result it is considered that the proposed development will not result in a loss of privacy to the outdoor amenity area of no. 41. Furthermore, in the interests of prudence and protecting the future amenity of neighbouring properties a condition requiring the high level windows on the southern elevation to be obscure glazed and non-opening is considered reasonable and should be imposed as part of any decision.

Overall it is considered that the proposed development will not cause a detrimental impact to the amenity to no. 41.

Also to the northern boundary are nos. 24 and 26 Ise Road. These properties are on slightly higher land than the proposed development and will not be adversely affected by loss of light, loss of privacy or overbearing development due to the separation distances, existing boundary treatment and large height trees/vegetation to the boundary in the respective gardens.

To the western boundary is no. 22a Ise Road which is set on land approximately 2m higher than the site. The garden of this property abuts the garden of the site. The property is not visible from the proposed as it is set further to the north, in line with other properties on Ise Road. As a result, the amenity of this property will not be affected.

Due to the reduced height of the garage and annexe section and obscure glazing to upper height windows the amended scheme is considered to reduce the impact to nos. 45 and 41 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 arrangements are to remain unchanged and the garage is to be rebuilt. As such the proposal is considered to be acceptable in this respect.

Conclusion

Subject to a condition requiring upper windows on the southern elevation to be obscured, 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.

Title of Document:

Date:

Contact Officer:

Ref:

Date:

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