

BOROUGH OF KETTERING

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| Committee | Full Planning Committee - 13/12/2016 | Item No: 5.9 |
| Report Originator | Collette Panther Assistant Development Officer | Application No: KET/2016/0745 |
| Wards Affected | Pipers Hill | |
| Location | 72 St Marys Road, Kettering | |
| Proposal | Full Application: Two storey side and single storey rear extensions | |
| Applicant | Mr R Pizzimenti | |

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 amended plan number 16/10/1A received by the Local Planning Authority on 22/11/2016.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 13 of the North Northamptonshire Core Spatial 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 ground floor, first floor or roof plane of the east side elevation 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/2016/0745

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

3.0 Information

Relevant Planning History

KET/2016/0417 - Two storey side and single storey rear extensions – Refused
05/08/2016

Site Description

Officer's site inspection was carried out on 09/11/2016.

The site comprises a two storey detached dwelling which sits within an established residential area to the centre of Kettering. The property is built with buff brick, although is rendered to the first floor of the front elevation, and roofed with concrete tiles. The site is set back from the highway by approximately 3m and sits on an incline which declines to the east. There is off road parking for 2 vehicles to the front and an existing single storey garage to the boundary with no. 74. Boundary treatment to the front with the highway is a 0.75m high brick wall. A substantial sized garden sits to the rear.

The area is characterised by detached properties which are a mix of bungalows, 1.5 storey and two storey dwellings with gable and hip roof designs which are set back from the highway with off street parking to the front. Properties sit in a uniform manner with consistent spacing between.

To the east is no. 74, a detached 1.5 storey dwelling which sits on land slightly lower than the site. To the side facing the site there are windows serving habitable rooms; 3 no. to the ground floor and 3 no. in the plane of the roof. Boundary treatment to the side with the site is 1.75m high close boarded fence.

To the west is no. 70, a detached bungalow which sits on land approximately 0.75m higher than the site. To the side facing the site are windows serving habitable rooms. Boundary treatment to the side with the site is a 2m high close boarded fence followed by a 3m high wall to an outbuilding and 1m high chicken wire.

On the opposite side of the road are nos. 63 and 65 St Marys Road.

To the rear are nos. 37 and 39 Willow Road, semi-detached dwellings, whose gardens back onto the site. These properties sit on land approximately 1-1.5m lower than the site.

Proposed Development

The proposal is to demolish the existing single storey rear extension and garage and construct a single storey rear and two storey side extension to the following dimensions:

- Single storey rear element: depth 4m, width 7.3m, flat roof height 3m
- Two storey side element with continuous canopy to the front: depth 6.7m ground floor and 5.9m first floor, width 3.2m, eaves height 4.8m and highest part of the roof 7.6m

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

- Reduction in depth to the two storey element by 0.8m

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Neighbours

Comments received from no. 74 St Marys Road, summary below:

- Overshadowing, loss of light, windows looking onto brick wall, dark and claustrophobic feeling.

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 a two storey side and single storey rear extensions to a residential property which is located within an established residential area to the centre 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 and impact on the street scene

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 extensions are located to the side and rear of the dwellinghouse. The two storey side element will be set back from the highway and will be sited largely on the footprint of the existing garage. This element will be visible from the public realm however, is subordinate to that of the host dwelling and has a hipped roof which lessens the visual impact. The single storey rear element has a flat roof, is sited to the rear of the dwellinghouse and will not be visible from the public realm. The existing street scene sights additions to many properties, an example of a similar development and situation can be seen further towards London Road. As a result of the mixed character of the area it is considered that a two storey 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 mixed character of the area it is considered that the proposed development 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. Impact on residential amenity

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.

An application for similar development was submitted earlier this year and refused on the basis of adverse harm being caused to the amenity of no. 74. This application saw the proposal revised by changing the roof of the second storey element from gable to hipped and taking the side elevation to no. 74 0.75m off the boundary. These amendments were not considered to satisfactorily address the amenity concerns to no. 74 and were raised with the agent during the application process. As a result an amended scheme was submitted taking the rear elevation of the two

storey element back by 0.75m, to that of the existing garage. Due to the reduced depth and width of the extension and change from gable to hipped roof the amended scheme is considered to result in an acceptable impact upon amenity to no. 74.

To the east is no. 74, a detached 1.5 storey dwelling which sits on land slightly lower than the site. Further to the initial application amendments have been made to ensure an acceptable impact upon amenity to this property. The hipped roof and repositioning of the side elevation 0.75m off the boundary reduces overshadowing, loss of light and massing to the side with no. 74. Reducing the depth of the two storey element ensures amenity to the bedroom window of no. 74, which is directly adjacent, is made no worse than the current situation. Furthermore, due to the orientation of the buildings and the way in which the sun rises and sets the proposed development is considered to pose minimal loss of light. In addition to this there are no windows proposed to the east side of the proposed development however, in the interests of prudence and protecting the future amenity of no. 74 a condition removing Permitted Developments rights for east facing openings at ground floor, first floor and roof level should be imposed as part of any decision.

To the west is no. 70, a detached bungalow which sits on land approximately 0.75m higher than the site. The single storey element will sit largely on the footprint of the existing single storey rear extension, although will protrude an additional 0.6m to the rear. In addition to this there are no windows proposed to the west elevation of the proposed building. As a result it is considered that the current situation will not be made worse and there will be no adverse harm caused to the amenity (by means of loss of light, loss of privacy or overbearing feeling) of this property. The two storey element is positioned on the opposite side of the site and will not be visible from this property.

Opposite are nos. 63 and 65 St Marys Road. Two service roads and the main St Marys Road separate the site from these properties. There is a separation distance of approximately 40m between the front elevations therefore, it is considered that their amenity (by means of loss of light, loss of privacy or overbearing feeling) will not be harmed by the proposed development.

To the rear are nos. 37 and 39 Willow Road. Due to the separation distance of approximately 50m between the rear elevations and the low height at which these properties sit it is considered that their amenity (by means of loss of light, loss of privacy or overbearing feeling) will not be harmed by the proposed development.

Due to the amendments made from the previously submitted application and the reduced depth of the two storey element, it is considered that the impact to no. 74 has been reduced to an acceptable level. As a result, subject to a condition removing Permitted Developments rights for east facing openings at ground floor, first floor and roof level, 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 benefits from off-street parking for approximately 2 vehicles to the front. The existing access arrangement and the opportunity to park on street both remain unchanged and the facility of a garage is to be retained. As such the proposal is considered to be acceptable in this respect.

Conclusion

On balance, and subject to the afore mentioned conditions, 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
534316

Previous Reports/Minutes

Ref:

Date: