

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 17/01/2017</b>	<b>Item No: 5.6</b>
<b>Report Originator</b>	<b>Ruth James Assistant Development Officer</b>	<b>Application No: KET/2016/0777</b>
<b>Wards Affected</b>	<b>Brambleside</b>	
<b>Location</b>	<b>12 Bramble Close, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Demolish ground floor extension and conservatory, construct two storey rear extension</b>	
<b>Applicant</b>	<b>Mrs K Brace</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 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. 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 north and south elevations or roof planes of the extension hereby approved

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/2016/0777**

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 10/11/2016. The site constitutes a two-storey, semi-detached property located at the northeast end of Kettering in an established housing estate known as Brambleside, built in the late 1960s.

The application property is constructed of buff brick with a concrete tile gable roof, with the ridge orientated north to south. The front elevation faces east and has brown shiplap panelling between the ground and first floor windows. All windows and doors have been replaced with white PVCu and the fenestration at both ground and first floor level has a horizontal emphasis.

From north to south, the dwellinghouses to the south of the application site on the west side of Bramble Close have a uniformed building line, while its northern neighbours are set back. All front gardens on the west of Bramble Close are set back from the highway with a mixture of open plan frontages some with soft landscaping and others with green hedging or fenced boundary treatments. Each property has a driveway, some but not all lead to a garage or car port, all of the properties have off the road parking. The rear garden of the application site is surrounded on the south and west sides by 1.8 metre high wooden panel fencing, whilst the boundary treatment between no.14 to the north and the application site is a low dwarf brick wall with fencing taking it to approximately 1.8 metres high.

Surrounding properties form part of the same development and have the same style and design.

#### **Proposed Development**

The application seeks the removal of an existing single storey ground floor extension and conservatory, to be replaced by a two storey rear extension to provide increased living space at ground floor level and a bathroom and third bedroom to the first floor.

In the original scheme submitted, the proposed extension abutted the site boundary with the adjoining semi at no.10 Bramble Close. Following neighbour objections and officer concerns regarding overbearing, the first floor element was moved away from the boundary by 1.5 metres. The revised scheme was then consulted on for 14 days.

The resultant scheme would therefore extend out from the rear wall by 3.5 metres, measuring 5.6 metres across the full rear elevation at ground floor level, with a 3.5 metre depth at first floor level for 4 metres across the rear elevation, then stepped back to a 2 metre depth for 1.6 metres where the first floor extension sits on the south boundary with the adjoining semi at no.10.

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

None

## **4.0 Consultation and Customer Impact**

### **Neighbours**

Initial consultation – no written neighbour comments received.

14 day re-consultation – Comments received from 10 and 14 Bramble Close

- No.10 Objection: size and overbearing appearance
- No.14 Concerns: loss of light to kitchen and first floor window.

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Policy 6. Delivering a wide choice of high quality homes

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. Principle of Development
2. Design and Character
3. Residential Amenity

### **1. Principle of Development**

The scheme would provide an extension to an existing residential property within the settlement boundary of Kettering.

Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of extensions to residential properties provided there is no adverse impact on character, appearance and residential amenity.

The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

## 2. Design and Character

Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy requires new development to respond to the site's immediate and wider context and local character.

The application site is set forward from its northern neighbour at no.14 and also sits lower as the road slopes down southwards. The existing street scene is not affected as the extension is positioned to the rear of the main dwelling and will not be visible from the public realm.

At the rear of the application site, the back garden sits approximately a metre higher than the main dwelling. The extension would be set down from the garden and extend from the rear wall of the main dwelling by 3.5m, the same as the current conservatory which is to be demolished. It would cover the rear elevation of the main dwelling at ground floor level and would be stepped back at first floor level by 1.5m on the southern rear boundary with no.10.

Materials used in the construction would be in keeping with the existing dwelling, with a gable roof design that would recede away from the northern side and a mono pitch roof at ground floor level on the south side. Materials can be secured by condition.

The design is in keeping with the design and character of the existing dwelling and the proposal accords with Policies 7 of the National Planning Policy Framework and 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 and is of good design.

## 3. Residential Amenity

Along with seeking development to respect the character of an area, Policy 8 of the JCS seeks development to prevent harm to residential amenities of neighbouring properties, by reason of overbearing, loss of light or overlooking.

The proposal seeks consent for a two storey rear extension to provide increased living space at ground floor level and a bathroom and third bedroom to the first floor.

The proposed extension would be to the rear of the property and therefore would not impact neighbouring properties to front of the application site. The original submitted scheme gave rise to concerns of possible residential amenity impacts for the adjoining semi to the south at no.10. A revised scheme was submitted and a 14 day re-consultation was carried out.

The application site is joined to no.10 and the revised scheme proposes a two storey rear extension that would be built right up to the rear southern boundary with the adjoining neighbour at ground floor level and stepped back away from the south boundary at the first floor level. Consideration has been given to possible overbearing and loss of light upon the adjacent neighbours and particularly in regard to the adjoining property no.10.

No.10 is the adjoining semi and sits to the south of the application site. Prior to receiving comments, the originally submitted scheme was considered to have an overbearing effect upon no.10 and would cause some loss of light at first floor level, as it covered the full width of the rear elevation at both ground and first floor levels. An amended scheme was submitted and the depth of the second storey element has been reduced by 1.5m so that it does not break the 45 degree guideline to the nearest first floor rear window of no. 10. (This is a tool which can be used to assist in assessing the amount of loss of light to neighbouring properties).

Therefore the resultant scheme would extend out from the rear wall by 3.5 metres, measuring 5.6 metres across the full rear elevation at ground floor level, with a 3.5 metre depth at first floor level for 4 metres, then stepped back to a 2 metre depth for 1.6 metres where the first floor extension sits on the south boundary with the adjoining semi at no.10.

No.10 has objected to the revised scheme. Notwithstanding this objection, at ground floor level the extension extends from the rear wall of the existing dwelling by 3.5 metres, matching the line of the existing conservatory, so there is no increase to the existing depth. At the first floor level the stepping back of the second storey element has removed the potential feeling of overbearing development and undue loss of light to the first floor window to no.10. 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.10 will not be significantly affected. i.e. the extension would be set to the north of no.10

Land levels along Bramble Close fall away to the south and this along with the forward positioning of the main dwelling from no. 14, helps guard against any overbearing impact of the proposed two storey rear extension in respect of the occupants of no.14. There is also good separation between the properties of approximately 5 metres which is not considered to be close enough to cause an overbearing effect. To the south side elevation of no.14 there is a first floor window and a ground floor glazed kitchen door. Only the top half of the door is visible due to existing boundary treatments so any loss of light here would be minimal, also there is a kitchen window overlooking the rear garden that is unaffected by the development. The first floor window is separated from the proposed extension by the driveways (i.e. 5m separation between the built form) and any potential loss of light to this window would be minimal and would not adversely affect residential amenity, also the window is not to a habitable room but serves the landing (which is a passing place).

No's 10 and 14 will not be overlooked as there are no windows in the south elevation facing no.10 and only at ground floor level in the north elevation facing no.14. A condition securing the removal of permitted development rights, preventing any future insertion of windows in the north and south first floor side elevations of the extension, will protect the future amenity of the occupants and the neighbouring properties.

The distances of the rear gardens of the application site and properties to the west in Pennine Way, along with the set down position of the extension provides good separation and ensures there are no concerns regarding

overlooking or overbearing to the rear.

The amended scheme is considered to reduce the impact upon the amenities of the occupants of no.10 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 appropriately safeguards the amenities of neighbouring occupants.

### **Conclusion**

Subject to conditions relating to the removal of permitted development rights and to materials it is considered that the proposal complies with policies within the Development Plan and is recommended for approval.

### **Background Papers**

Title of Document:

Date: 09/12/2016

Contact Officer:

Ruth James, Assistant Development Officer on 01536  
534316

### **Previous Reports/Minutes**

Ref:

Date: