

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 17/01/2017</b>	<b>Item No: 5.7</b>
<b>Report Originator</b>	<b>Ruth James Assistant Development Officer</b>	<b>Application No: KET/2016/0784</b>
<b>Wards Affected</b>	<b>Brambleside</b>	
<b>Location</b>	<b>19 Blackberry Close, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Two storey rear extension</b>	
<b>Applicant</b>	<b>Mr D Bruce</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 northwest and southeast 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/2016/0784**

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

### **3.0 Information**

#### **Relevant Planning History**

KET/1986/0422 Erection of 22 residential units. Approved 10/07/1986

#### **Site Description**

Officer's site inspection was carried out on 30/11/2016 and 05/12/2016. The application site is located to the north of Kettering in an established residential area and within the designated town boundary. The property dates from the mid 1980's and forms part of an approved development for 22 residential units.

The application property no.19 Blackberry Close, consists of a two storey detached dwelling house, constructed of malted buff brick with white PVCu windows and doors. The gable roof is finished with brown roof tiles, with the ridge orientation running from NW to SE. To the front there is a detached double garage which sits forward of the principle elevation with the driveway sloping gently down to the adjacent highway. The remainder of the front amenity area is open, with a grassed area and pathway to the front door.

Blackberry Close is comprised of large detached dwellings with variations to the designs and finishes. Also facing Blackberry Close to the northeast is neighbouring property no.20 Blackberry Close, which is set forward from no.19 Blackberry Close by approximately 10 metres. At the front there are no boundary treatments, giving an open plan appearance to the estate.

To the northeast the surrounding properties are all detached two-storey dwellings, which have been constructed using similar materials to that of the application site. To the southeast is a line of detached two-storey properties finished in a 'mock tudor' style. These are separated from the application site by the access from the highway and the front parking area. All the properties have front gardens, garages and off road parking.

The rear garden of the application site is enclosed by a 1.8 metre high brick wall to the southeast boundary, with 1.8m high fencing to the southwest and northwest boundaries. The site is level and benefits from a good-sized rear garden in keeping with the style and size of the dwelling.

#### **Proposed Development**

The proposal seeks the removal of an existing ground floor rear bay window to be replaced by a two-storey rear extension. This would provide increased living space to the kitchen and dining room at ground floor level and enlargements to bedrooms 1 and 4 at the first floor level.

The extension would extend out from the original rear wall of the property by 2.7 metres and beginning from the properties northwest side elevation, would extend for a width of 7.2 metres across the majority of the rear elevation.

## **Any Constraints Affecting the Site**

None

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

#### **Neighbours**

Comments received from 18 and. 20 Blackberry Close.

- No 18 Comments: Concerns about the resultant view and possible loss of light.
- No 20 Objection: Loss of direct sunlight and increased overshadowing, and overbearing and intrusive impact

#### **Ward Councillor**

Comments on behalf of the resident at 20 Blackberry Close.

- Increase to overshadowing and loss of light
- Overbearing impact
- Impact on the character of the area

### **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

Policy 11. The Network of Urban and Rural Areas

### **6.0 Financial/Resource Implications**

None

### **7.0 Planning Considerations**

The key issues for consideration in this application are:-

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

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

The National Planning Policy Framework states that all plans should reflect the presumption in favour of sustainable development. This is subject to the principles of good design and the delivery of a wide choice of high quality homes.

In accordance with Policy 11 of the North Northamptonshire Joint Core Strategy the proposal would strengthen the network of settlements within the borough.

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

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

## 2. Character and Design

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 back from its northern neighbour no.20 Blackberry Close. The extension would be placed to the rear of the property and would not be readily visible from public vantage points of Blackberry Close.

Materials used in the construction would be in keeping with the existing dwelling and the eaves and ridge heights of the extension would tie in with the existing dwelling, whilst a hipped roof design would reduce the visual impact of the extension. Materials to match can be secured by condition.

The extension would extend from the original rear wall of the property by 2.7 metres, which is not considered to be overly large or prominent given the detached style of the surrounding properties and residential amenity space around individual dwellings.

As a result the proposed development is in accordance with Policy 8(d)(i) of the

North Northamptonshire Joint Core Strategy in that the new development does not result in an unacceptable impact upon the site's immediate and wider context and local character. The scheme also complies with Policy 7 of the National Planning Policy Framework as it is of acceptable design in keeping with the main dwelling and surrounding area.

## 3. Residential Amenity

In addition to seeking development to respect the character of an area, Policy 8(e) (i) of the North Northamptonshire Joint Core Strategy seeks to ensure that development prevents harm to the residential amenities of neighbouring properties, such as by reason of overbearing, loss of light or overlooking.

The proposed extension would be placed to the rear of the property and is well placed within the site, which is level. There would be no windows in the side elevations of the extension.

The scheme would be partially visible from the neighbouring properties to the south of the application site, particularly as the second floor of the extension would be visible above the southeast boundary wall. However the short depth of the extension of 2.7 metres and the setback position from the southeast boundary of the application site helps guard against any impact on these neighbouring properties.

The occupier of no. 18 Blackberry Close to the south of the site has provided comments raising concerns in regard to loss of light and disruption to their view. The application site is orientated so that its southeast 1.8 metre high boundary wall runs along the boundary line and adjoins with a detached double garage that serves no. 18 Blackberry Close. The distance between this boundary and the front of no. 18 is approximately 10.5 metres giving good separation between the properties. The extension itself would be sited approximately 4 metres back from this boundary. 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.18 in regard to any loss of light will not be significantly affected. The loss of private view over the land is not a material planning consideration and therefore cannot be taken into account.

The occupier of no. 20 Blackberry Close situated to the north of the site, has objected to the scheme and a further letter has also been received from Ward Councillor Davies, who has written on behalf of the occupier of no. 20 Blackberry Close.

The proposed extension will extend from the rear wall of no.19 by 2.7 metres. As a detached property, a two storey extension of up to 3 metres is permitted under Schedule 2 Part 1 and Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, providing the extension is within 7 metres of any boundary of the curtilage of the dwelling house opposite the rear wall of the dwelling. In the instance of this application for no. 19, it misses falling within permitted development rights by 0.5 metres as the rear boundary with no. 10 Rockingham Paddocks to the west is at an angle taking the distance down to 6.5 metres at the northwest end of the extension.

The front building line of the property is set back compared to its northern neighbour no. 20 Blackberry Close and given the orientation of the sun it is accepted that the rear garden of no. 20 is affected by overshadowing from the application property and that this is most significant during the winter period when the angle of the sun is low in the sky. However the depth of the proposed extension is short in relation to the size of the dwelling house and given the context of existing overshadowing from the host dwelling, it is considered that the proposal will not increase this significantly.

The detached style of the properties provides good separation between them. There is a distance of approximately 5.5 metres between the rear elevation of no. 20 and the side elevation of no. 19 at the shortest point. The distance between the rear wall of no. 20 and the side elevation of the proposed rear extension is greater, at approximately 10 metres at the shortest point. Therefore any potential loss of light to internal habitable areas would be

minimal. The rear garden area of no. 20 is of a very generous size and as such only part of this rear garden area would be impacted upon to any notable degree. In the context of overshadowing this is not considered to be sufficient to warrant the refusal of the application given the limited scale of the proposed works and their resultant impact. The scheme has been sensitively designed with a hipped roof to minimise such impacts.

Given the separation and distance between the application site and no.20, along with the detached style and residential amenity space around individual dwellings, it is not considered that the proposed extension is close enough to cause an overbearing affect. It is considered that the relatively short extent of new facing brickwork towards no.20 would not widely impact upon the standard of outlook available for these neighbouring occupiers. There are no concerns with overlooking, as there are no windows to the sides of the proposed extension this could be further secured by condition.

To the west of the application site the distance, boundary treatments and mature planting helps provide good screening with no. 10 Rockingham Paddocks and there are no concerns with overlooking or overbearing to the rear.

The proposed development is considered to be 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 the amenities of neighbouring properties.

### **Conclusion**

Subject to conditions relating to permitted development and 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:

Contact Officer:

Ruth James, Assistant Development Officer on 01536  
534316

### **Previous Reports/Minutes**

Ref:

Date: