

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 17/01/2017</b>	<b>Item No: 5.8</b>
<b>Report Originator</b>	<b>Collette Panther Assistant Development Officer</b>	<b>Application No: KET/2016/0786</b>
<b>Wards Affected</b>	<b>Burton Latimer</b>	
<b>Location</b>	<b>1 West Avenue, Burton Latimer</b>	
<b>Proposal</b>	<b>Full Application: Single storey annexe to rear</b>	
<b>Applicant</b>	<b>Mr N Hearn</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 be in accordance with the details submitted within email dated 13/12/2016, referenced KET/2016/0780/5; timber frame and timber 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 approved plans and details shown on drawing numbers KET/2016/0786/1, KET/2016/0786/2, WA-01 and WA-02 received by the Local Planning Authority on 04/11/2016.

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 building hereby permitted shall not be occupied other than as part of the single residential use of the dwelling known as 1 West Avenue, Burton Latimer.

REASON: The unit of accommodation is not to a satisfactory standard, nor in a satisfactory position and has insufficient private amenity space 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.

5. 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 gate, fence, wall or other means of enclosure permitted by Schedule 2, Part 2, Class A of the Order shall be erected or constructed at any time either to create a separate access to the approved annexe building and/or between the approved annexe building and 1 West Avenue, Burton Latimer.

REASON: To ensure the approved annexe building operates as an ancillary extension related to 1 West Avenue, Burton Latimer, in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy and Paragraph 50 of the National Planning Policy Framework.

6. 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, other than those shown on plan no. WA-02 received by the Local Planning Authority on 04/11/2016, permitted by Schedule 2, Part 1, Classes A, B, C or E shall be made in any elevation or roof plane of the annexe building hereby permitted.

REASON: To ensure an ancillary appearance and to protect the amenity and privacy of the occupiers of adjoining property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy and to ensure the ancillary function in accordance with Paragraph 50 of the National Planning Policy Framework.

## **Officers Report for KET/2016/0786**

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 16/11/2016.

The site, 1 West Avenue, herein referred to as 'the host dwelling', comprises a two storey semi-detached dwelling which sits within an established residential area to the north of Burton Latimer. The property is pebble dashed to all elevations and roofed with concrete tiles. The host dwelling is set back from the highway by approximately 3m and provides roughly 4+ off-road car parking spaces. The driveway to the front also extends partially along the side, providing vehicular and pedestrian access to the moderately sized rear garden. Boundary treatment to the front with the highway is a 1m high pebble dashed wall; separating the driveway and garden is a 1.85m high close boarded fence with 2 x 1m high gates for pedestrian and vehicular access to the rear. There is a timber shed in the rear garden which is approximately 2m high. The site sits on land which is approximately the same level as surrounding properties.

The street is characterised by two-storey attached properties which are set back from the highway and sit in a uniform manner with even spacing between the terraces. Although the area sees a small bungalow close by, a single and two storey block of flats to the left hand side and large detached properties to the rear, on Station Road. Materials generally comprise a mix of render and pebble dash finishes and a number of properties have visible additions and outbuildings within their curtilage.

To the north-west is no. 3 West Avenue, the other half of the semi. The rear garden is of a similar size to the sites and boundary treatment between the two is a 1.75m high close boarded fence. The rear elevation is set slightly back from the sites and there are windows serving habitable rooms on the ground and first floor of this elevation; these are screened by large trees which are planted within the curtilage of this property.

To the south-east is Compass Court. This building is a block of flats which are two storey to the front and single storey to the rear with roof lights in the plane of the roof of the single storey section facing the site. The two storey section has windows serving habitable rooms to the rear elevation. Boundary treatment to the side with the site is a 2m high close boarded fence.

To the rear is 112 Station Road, a detached two storey dwelling with a substantial sized rear garden. Boundary to the side with the site is a 1.75m high close boarded fence. There are windows serving habitable rooms on the

ground and first floor of the rear elevation.

To the north-east, opposite the site, is no. 1 South Avenue. A two storey end of terrace property which has open space to the front and side and is partially screened by hedging. No window or door openings are present on the side elevation facing the site.

### **Proposed Development**

The proposed development is to construct a single storey detached annexe building, herein referred to as 'the building', with a timber frame, timber cladding and flat roof, which would be located within the rear garden of the property. The building will be sited close to the south-west (rear) boundary to the following maximum dimensions: 6m width, 6m depth, 2.625m lowest to 2.775m highest roof height.

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

None

## **4.0 Consultation and Customer Impact**

### **Parish/Town Council**

Representation received on 30/11/2016, "no objection" subject to: emergency vehicle access to the annexe maintained, vehicles to be kept off the road during construction and any additional parking to be within the property curtilage.

### **Neighbours**

Objection from No. 5 North Avenue received on 28/11/2016, summary below: overdevelopment and parking provision.

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Core Principles

Chapter 7: Requiring good design

Chapter 6: Delivering a wide choice of high quality homes

### **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 single storey building to be used as a self-contained annexe, ancillary to the host dwelling, within the grounds of an existing residential property which is located within an established residential area to the north of Burton Latimer.

Paragraph 50 of the National Planning Policy Framework (NPPF) encourages a wide choice of homes, widened opportunities for home ownership and sustainable, inclusive and mixed communities. The applicant has stated that the building will act as an extension to the host dwelling and the purpose of the building is to enable his son, and his wife, to save for a mortgage to buy their own home therefore, this principle is supported by Paragraph 50 of the NPPF. This statement, in conjunction with the considerations detailed below, requires the Local Planning Authority to determine the application as an extension to the host dwelling, not as a separate dwelling in its own right.

As a result, subject to detailed consideration being given to the impact of the building, 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 to accord with National and Local Planning Policies.

### 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 annexe building is located towards the rear boundary of the dwellinghouse, set back approximately 31.5m from the highway, and will be partially visible from the public realm. The proposed building will be sited on part of the footprint of the existing timber shed although will be wider and deeper. The area is characterised by a mix of additions to properties in West Avenue where large extensions and outbuildings are visible from the public realm. The lack of windows in the building and its timber structure lends itself relevant to functioning as an annexe and may encourage the occupants to utilise facilities and spend time in the host dwelling. In addition to this, the appearance of a perceived outbuilding/shed in the garden from the public realm is acceptable in the street scene whereas a new brick/block and tile dwelling would appear cramped and out of character. As a result, due to the location, timber materials and design, the buildings appearance mimics an outbuilding/shed therefore, it is considered that this proposal is an appropriate

form of development which will sit well within the street scene and not cause harm to the character and appearance of the site or surrounding development.

Furthermore, in the interests of prudence and ensuring the function as an annexe extension to the existing dwelling, a condition removing Permitted Development rights for erecting any means of enclosure to separate the buildings or create a separate access should be imposed as part of any decision.

Provided the materials used are timber cladding, perceiving the building to be that of an outbuilding, the proposal will not adversely affect the character and appearance of the existing dwellinghouse. Furthermore, due to the mixed addition 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 external materials to be timber, 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.

The separation distance between the front elevation of the proposed building and the rear elevation of the host dwelling is approximately 13.5m, there are windows serving habitable rooms on both elevations which provides a physical relationship and, due to the annexe function, is considered acceptable and relevant as an extension to the host dwelling. The applicant has indicated that utility services will be shared with the host dwelling. Furthermore, to enforce the annexe function, it is considered that the separation distance between the proposed building and both the host dwelling and neighbouring properties, lack of amenity space and lack of separate access would be unacceptable for a new and independent dwelling.

To the north-west is no. 3 West Avenue, the other half of the semi. There are windows serving habitable rooms on the ground and first floor of the rear elevation which are screened by existing vegetation. Due to the single storey height of the building it is considered that the proposed development will not adversely impact the amenity to 3 West Avenue.

To the south-east is Compass Court. There are windows on the rear elevation of the two storey section which is set at an oblique angle and sited approximately 17m away, from window to window. Due to the separation distance, single storey height and orientation of the building it is considered that the proposed development will not adversely impact the amenity to Compass Court.

To the rear is no. 112 Station Road. Due to the single storey height of the proposed building and no window or door openings on the elevation facing this property it is considered that the proposed development will not adversely impact the amenity to 112 Station Road.

To the north-east, opposite the site, is no. 1 South Avenue. Due to the orientation of this property and the separation distance of approximately 25m to the front elevation with the site it is considered that the proposed development will not adversely impact the amenity to this property.

Furthermore, in the interests of prudence and protecting the future amenity of neighbouring properties a condition removing Permitted Developments rights for north-west, south-west and south-east facing openings should be imposed as part of any decision.

Due to its location, size and ancillary function, and subject to a condition removing Permitted Development Rights for openings other than those shown on plan no. WA-02, the proposed annexe building is considered to accord with Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy in that new development does not result in an unacceptable impact upon amenity to neighbouring properties.

#### 4. Highway safety

The host dwelling currently benefits from off-street parking for 4+ vehicles to the front and side. The existing access and parking arrangements are to remain unchanged. The addition of one bedroom to the host dwelling does not trigger the Local Highway Authority parking standards nor does it compromise access to the building, which is to be sited in the rear garden. Access to the rear garden is via a pedestrian access within the curtilage of the dwelling and vehicular access via a right of way over land associated with Compass Court. In any case, on-street parking is available on one side of West Avenue and the scale of the development, in this instance, does not merit the need for additional off-street parking to be provided. As a result, it is considered that the proposed building is acceptable in this respect as it would not prejudice highway safety and is therefore in compliance with Policy 8 of the North Northamptonshire Joint Core Strategy.

#### Conclusion

In light of the above subject to the imposition of the safeguarding conditions discussed and given the self-restricting size and form of the accommodation proposed, it is considered that this application accords with policies set out in the Development Plan and no other material planning considerations outweigh this and 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:

