

BOROUGH OF KETTERING

Committee	Full Planning Committee - 17/01/2017	Item No: 5.9
Report Originator	Alison Riches Development Officer	Application No: KET/2016/0869
Wards Affected	Desborough St. Giles	
Location	18 Foxlands, Desborough	
Proposal	Full Application: Two storey and single storey rear extension and steps leading to extended patio. Garage conversion including new pitched roof to existing garage and porch	
Applicant	Mr & Mrs Edwards	

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 with 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 Class A shall be made at first floor level in the northeast and southwest elevations of the two-storey element of the building.

REASON: To protect the amenity and privacy of the occupiers of adjoining properties in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. The first floor window at first floor level on the northeast elevation shall be 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.

Officers Report for KET/2016/0869

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

3.0 Information

Relevant Planning History

KET/2016/0316. Two-storey rear extension and steps leading to existing patio. Approved 28/06/2016. Not implemented.

KE/79/0637. 6 bungalows and 26 houses with garages. Approved 30/05/1979.

- Condition 2 permanently set aside the parking provision at the site to be a garage or hardstanding together with space for the parking of one additional vehicle clear of the highway.

Site Description

Officer's site inspection was carried out on 13/05/2016.

The application site is located to the south of Desborough and is a two-storey detached dark red brick dwellinghouse with a two-storey height front gable projection and a grey concrete tile gable roof built in the early 1980s. All windows and doors are multi-paned white PVCu casements. There is a round ended white PVCu conservatory on a brick plinth attached to the rear elevation of the property.

The property is set back in a reasonably large plot of land with an open plan front garden with a single flat roofed garage partially set forward of the front elevation of the dwellinghouse. There is a reasonably large rear garden bounded to the sides and rear by 1.8 metre high wooden panel fencing. The ground level at the site decreases from the front of the site to the rear (northwest to southeast)

Surrounding properties form part of the same development and comprise single and two-storey detached dwellinghouses built in a similar palette of materials. To the rear of the property is open countryside.

Proposed Development

The proposal is for the following:

- The removal of the existing conservatory and the construction of a gable roofed two-storey and a mono-pitch roofed single storey rear extension which extends across the whole of the rear elevation with steps leading down to an existing patio area.
- The conversion of the existing integral single garage to a habitable room changing the roof from flat to pitched and including a roof over the front door.

Any Constraints Affecting the Site

Nene Valley NIA Boundary

4.0 Consultation and Customer Impact

Desborough Town Council

- No objection.

Neighbours

One letter of **objection** received from the neighbour at No.7 Foxlands containing the following material planning consideration::

- Foxlands is a cul-de-sac with limited/no provision for off-road parking. We already have difficulty negotiating round parked vehicles when leaving our drive and have had damage caused on one occasion to a parked vehicle.

5.0 Planning Policy

National Planning Policy Framework

Policy 4. Promoting sustainable transport

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

Policy 29. Distribution of New Homes

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. Character and Appearance
3. Residential Amenity
4. Parking and Highway Safety

1. The Principle of Development

The application site is in an established residential area to the south of Desborough.

Policies 11 and 29 of the North Northamptonshire Joint Core Strategy direct development to existing urban areas and indicate that Desborough as a smaller town is a secondary focal point for smaller scale development.

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.

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

2. Character and Appearance

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 proposed single and two-storey rear extensions to the rear extend across the whole of the rear elevation. The two-storey element has a gable roof which is subordinate to the main ridge line and the single storey element has a mono-pitched roof.

The rear extensions are a re-design of a two-storey rear extension which was approved previously by KET/2016/0316 and are of a design that is more reflective of the existing dwellinghouse.

The proportions and fenestration of the proposal are reflective of the existing dwellinghouse, and as this part of the proposal is not visible in the public realm, the use of matching materials can be secured by condition which will mean it will comply with Policy 8 of the North Northamptonshire Joint Core Strategy.

The proposed conversion of the garage and alteration to its roof, and the proposed roof across the front door, are reflective of the proportions and design of the existing dwellinghouse. Provided the materials match those on the existing dwellinghouse, which can be secured by condition, it is considered that this part of the proposal complies with Policy 8 of the North Northamptonshire Joint Core Strategy.

Subject to the imposition of a condition requiring materials to match, it is considered that the proposal complies with Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy which require new development to respect and respond to the character of its surroundings.

3. 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 two properties either side of the application site are single storey dwellinghouses which are set away from the boundaries adjacent to the application site.

The application property is also set in slightly from each boundary and as the proposed extensions to the rear extend straight out from the rear elevation and the garden is southeast facing, there will be only limited loss of light to the adjacent neighbour to the east at No.20, and it is considered that the proposal will not be overbearing upon neighbours to either side. The proposals are

considered to be acceptable in these contexts.

Subject to a condition preventing further openings at first floor level in the northeast and southwest elevations of the two-storey element, it is considered the proposal will not adversely impact on the amenities of the adjacent neighbours in accordance with Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy. A further condition shall ensure that the newly proposed northeast facing first floor window to serve and en-suite is obscure glazed. With respect to the alterations to the existing garage and front elevation, these are such that, as the existing dwellinghouse is set in from each side boundary, they will not adversely impact on the amenities of surrounding neighbours.

4. Parking and Highway Safety

Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

Under planning permission granted by KE/79/0637 for the estate, the garage and one additional parking space per plot were secured permanently by condition 2.

The proposed extensions and alterations include the conversion of the garage into a habitable room which will result in the loss of the garage as a parking space. This scheme would therefore supersede the original requirements of consent KE/79/0637.

A neighbour opposite the application site has objected due to issues with cars parked on the road as Foxlands is a cul-de-sac and there is limited off-road parking. Although Foxlands is a cul-de-sac there is unrestricted parking on the road and by means of the permission granted by KE/79/0637 there is a garage or hardstanding and one additional parking space within each property to park vehicles clear of the highway.

The loss of the garage as a parking space is off-set by the fact that there are two parking spaces available within the application site for the parking of vehicles which, combined with unrestricted on-road parking, means the garage conversion will not adversely impact on the parking provision at the site and will not adversely impact on the highway network.

Issues with parking on the road and damage to vehicles, as raised by the objector, are not material planning considerations but highway matters and do not fall to be considered within this application.

As such, it is considered the proposals will not have an adverse impact on the highway network nor prejudice highway safety, in accordance with Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy

Conclusion

Subject to the imposition of relevant conditions relating to matching materials and the prevention of openings on the northwest and southwest elevations at first floor level on the two-storey extension, the proposal accords with policies in the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Alison Riches, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: