

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 14/02/2017</b>	<b>Item No: 5.2</b>
<b>Report Originator</b>	<b>Collette Panther Assistant Development Officer</b>	<b>Application No: KET/2016/0858</b>
<b>Wards Affected</b>	<b>Barton</b>	
<b>Location</b>	<b>63 Grosvenor Way, Barton Seagrave</b>	
<b>Proposal</b>	<b>Full Application: Garage conversion with front extension for habitable purposes</b>	
<b>Applicant</b>	<b>Ms H Goddard</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. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown on drawing numbers 327-00 received by the Local Planning Authority on 29/11/2016 and 327-02 received by the Local Planning Authority on 06/12/2016.

REASON: In the interest of securing an appropriate form of development in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

4. 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 in the south elevation, facing No. 65 Grosvenor Way.

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/2016/0858**

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 23/12/2016.

The site comprises a detached bungalow, with an attached garage, which sits within an established residential area to the north-west of Barton Seagrave. The dwelling is built with gold brick, roofed with concrete tiles and has a staggered front elevation. The property is set on land approximately 0.5-0.75m higher than, and set back slightly from, the highway. There is a single attached garage to the side for 1 no. car and off road parking to the side and front for approximately 3-4 no. cars.

The area is characterised by bungalows which have open frontages and staggered front elevations and are set back various distances from the highway. Materials are matching gold brick and dark coloured concrete tiled roof, and each property has provision of off road parking. This section of Grosvenor Way is set on an incline from east to west, east sitting approximately 2m higher.

To the north is no. 61 Grosvenor Way, this property is a detached bungalow which has an attached single garage and the provision of off road parking to the front.

To the south is no. 65 Grosvenor Way, this property is a detached bungalow which also has an attached garage and the provision of off road parking to the front. Boundary treatment to the side with the site is made up of the side garage wall of the site and beyond that a 1.75m high close boarded fence.

To the west, on the opposite side of the road, is no. 82 Grosvenor Way. This property is a detached bungalow which too has an attached single garage and provision of off road parking to the front.

To the east, at the rear of the site, are nos. 45 and 47 Grosvenor Way. These properties are also bungalows of the same style which sit on land slightly higher than the site.

#### **Proposed Development**

This application seeks full planning permission for conversion of the single garage into habitable accommodation and the erection of a single storey extension to the front of that with the addition of a gable ended roof to the rear.

The maximum dimensions of the extension are: 1.75m depth, 2.5m width, 2.475m to the eaves and 4.75m to the ridge of the roof.

The maximum dimensions of the gable ended roof to the rear are: 2.5m to the eaves and 3.7m to the ridge of the roof.

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

None

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

##### **Parish/Town Council**

No objection, subject to provision of 2 no. off road vehicle parking spaces, received from Barton Seagrave Parish Council on 16/01/2017.

##### **Neighbours**

Objection from No. 63 Grosvenor Way received on 03/12/2016, summary below:  
Overdevelopment and parking provision.

#### **5.0 Planning Policy**

##### **National Planning Policy Framework**

Core Principles

Chapter 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 conversion of an attached garage to habitable accommodation and the erection of a single storey extension to the front of that which has a gable ended roof to the rear, to a residential property which is located within an established residential area to the north-west of Barton Seagrave.

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 & Local policies, detailed above, the principle of development is considered to be 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 extension is located to the front of the dwellinghouse and the gable ended roof is located to the rear; only the front extension will be visible from the public realm. The front elevation of the proposed extension will be uniform with the existing front elevation to the kitchen. Also, the roof to the front is of the same eaves height, ridge height and pitch, as the roof on the existing garage, of which the eaves height

will also be the same height as the host property. Furthermore, due to the location, the gable ended roof to the rear will not be visible from the public realm however, it is pertinent that the design of this section is coherent with the existing dwelling, as a result the afore mentioned points aid cohesion to the existing dwelling. Moreover, the loss of the garage frontage is not considered harmful to the street scene due to the mix and variety of property types and sizes within this location.

Provided the materials used are brick to match those on the existing dwellinghouse the proposal will not adversely affect the character and appearance of the existing dwellinghouse and due to its location 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.

The detached neighbouring property, No. 65 Grosvenor Way, has an obscure glazed window, which serves an en-suite bathroom, on the side elevation facing the site. The current situation is that the side elevation of the garage on the application site extends beyond, thereby obstructing, this window which considered to serve a non-habitable room. Due to the relocation of the existing roof, nearly 2m to the east, and the resulting addition of a lower height gable end to the rear it is considered that there will be no adverse impact to No. 65 by virtue that the portion of the roof that will protrude beyond the line of the existing roof is small and will slope away from the boundary and the window that faces the site is non-habitable. In addition to this there are no windows proposed to the south elevation, facing No. 65, of the proposed development however, due to the side wall of the garage acting as the existing boundary treatment to this side, in the interests of prudence and protecting the future amenity of no. 65 a condition removing Permitted Developments rights for any openings on the south elevation should be imposed as part of any decision. Considering the above discussion and the way in which the sun rises and sets in relation to this property it appraised that no harm will be caused to the amenities of No. 63 Grosvenor Way by means of loss of light, loss of privacy or overbearing development.

Due to the location, size and height of the proposed development, and it's positioning in relation to surrounding properties, it is considered that the separation distances are as such that the proposed extension will not cause harm to the amenities of any surrounding property.

As detailed in the above discussion it is considered that the proposal will not cause adverse harm to the amenity of neighbouring properties. 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 does not result in an unacceptable impact upon amenity to neighbouring properties.

### 4. Highway safety

The property currently benefits from off-street parking with a single garage for 1 car and a driveway for approximately 3-4 cars. The existing access arrangements are to remain unchanged however, the garage is to be replaced with habitable

accommodation and extended slightly to the front whilst retaining 3-4 off road car parking spaces. It is considered that 3-4 off-road car parking spaces are satisfactory and the loss of one off-road parking space, by means of a single garage, will not create an unsafe highways situation. As such the proposal is considered to be acceptable in this respect.

**Conclusion**

Subject to condition requiring materials to match and a condition removing permitted development rights for openings on the south elevation, it is considered that the proposal accords with policies set out in the Development Plan and no other material planning considerations outweigh this, therefore application is recommended for approval.

**Background Papers**

Title of Document:

Date:

Contact Officer:

**Previous Reports/Minutes**

Ref:

Date:

Collette Panther, Assistant Development Officer on 01536 534316