

## Full Planning Committee - 16 August 2016

### Agenda Update

#### 5.1 **KET/2016/0303**

Maplefields School, Beatrice Road, Kettering

The occupier of 80 Beatrice Road has written to confirm that the existing brick wall situated upon their western boundary with the application site is approximately 4m in height, as opposed to 3m as referenced in the proposed Condition 6, which secures the retention of this wall.

Officers agree that Condition 6 should be amended to refer to an existing brick wall of approximately 4m in height.

Officer Update:

Design, layout and numbers of dwellings:

Whilst proposed frontage development following building lines on Beatrice Road and Britannia Road are likely, any scheme proposed for this site needs to create an attractive open space by quality landscaping and enhancing the sense of enclosure. This could be achieved by designing around the inner courtyard with screening landscaping measures and adopting a shared surface concept with relevant materials. Also, the design should give attention to boundary fences/walls materials.

For these reasons it is considered that the description of development should be amended to reference "up to 17no. dwellings" and that the proposed wording of Condition 17 should be amended to make it clear that the maximum provision of 17no. units on the site would be subject to determination as part of a detailed reserved matters proposal which shall attend to the design issues summarised above. It may be the case that the number of units to actually be developed on the site may reduce below 17no. This would be subject to discussions at detailed planning stage. Officers recommend that, by way of an informative to the applicant, it be made clear that the illustrative plan has not been approved and apart from the first 10m of access back from the carriageway on Britannia Road, the layout details shown on the illustrative plan are not to be relied upon in a RMA.

Revised Condition 17:

This planning permission is for a maximum of 17 no. residential units, subject to design principles that have been first submitted to and approved by the Local Planning Authority. REASON: For the avoidance of doubt and to clarify the extent of the planning permission."

#### 5.2 **KET/2016/0321**

11-12 Newland Street, Kettering

No update.

5.3 **KET/2016/0345**

Polwell Lane (land to West of), Barton Seagrave

No update.

5.4 **KET/2016/0395**

3 Barlows Lane, Wilbarston

One letter of objection from the previous objector to the scheme has been received after reconsultation on amended plans and contains objections regarding the design of the proposal and its impact on the Conservation Area, and the Air Source Heat Pump. These matters have already been discussed in the Officer's Report.

An additional point has been made regarding the amount of living accommodation provided by the rooms in the roof.

It is a requirement that all new development complies with the Technical Housing Standards - Nationally Described Space Standard (March 2015). A 4 bedroom 7 person (3 double or twin + 1 single rooms) 2 storey dwellinghouse requires a minimum gross internal floor area (GIA) of 115m<sup>2</sup> with 3m<sup>2</sup> of built-in storage, and a minimum floor to ceiling height of 2.3m for at least 75% of the GIA.

The GIA of the ground floor, including the proposed extensions, provides a GIA of 135.35m<sup>2</sup> which is in excess of the floor area required over both floors. The ground floor also provides in excess of 75% of the GIA and the head height achieves the minimum 2.3m height required for the total floor area.

It is accepted the rooms in the roof have a reduced floor area due to the slope of the roof but the floor measurements of one of the bedrooms is 4.35m x 2.6m at 1.5m head height or above, which is in excess of the National Space Standard requirements.

When considering the first floor rooms in the roof against the proposal as a whole, it is considered that the impact of the provision of small dormer windows on the character and appearance of the existing dwellinghouse and the Conservation Area outweighs the constraints of the rooms in the roof, when the resultant dwellinghouse is in compliance with the National Space Standards.

The block plan shown as part of the agenda does not correspond to the amended proposal. The proposal details can be clearly seen on the amended plans but to avoid confusion, a revised block plan is to be provided. The applicant's agent is on holiday until 22nd August 2016 so the revised block plan will be provided after this committee but prior to the issuing of any decision.

5.5 **KET/2016/0431**  
32 Old Gorse Way, Mawsley

Letter received 16.08.16 from neighbour at 7 Broughton Road,

Objecting to the proposal because:

-It would be an eyesore and out of character with surrounding properties; refers to Policy 8 of the JCS;

“current properties fit in, though we are overlooked we have our own space...to look outward from our property; proposal would deny us this, the proposed extension would not promote but take away the main positive characteristics of village life”

-Policy 8 of the JCS also refers to Protecting amenity; "if amenity is deemed to be light then this is a consideration”;

-"The elevation on our property (facing the proposed extension) has a half wood/ half glass door and being a north facing kitchen this door is a huge source of light until late in the afternoon. If built the extension would block light and be in breach of Policy 8.

-the 1 metre overlap would cut off the limited light to the kitchen window

The Officer shall include a response to these points in presentation.

NB: Concerns about the notification of the application or process matters raised in the neighbours letter are being answered in the normal way

5.6 **KET/2016/0462**  
Bentham Close & High Street (corner of), Broughton

No update.

5.7 **KET/2016/0465**  
56 Fletton House, Pytchley Road, Kettering

No update.

5.8 **KET/2016/0469**  
1 Wallis Crescent, Kettering

It should be noted that the attached neighbour is number 2 Wallis Road, not number 3 as described in the report