

Full Planning Committee - 06 September 2016

Agenda Update

5.1 **KET/2016/0200**

28-30 Grange Road, Geddington

To ensure the character and appearance of the adjacent Conservation Area is taken into consideration, condition 9 is to be replaced as follows:

No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used in the construction of the dwellinghouses and garage for Plots 1 and 2 have been submitted to and approved in writing by the Local Planning Authority. The materials shall be traditional and natural and reflective of the materials used on the existing building on site. The development shall not be carried out other than in accordance with the approved details.

REASON: Details of materials are necessary prior to the commencement of development in the interests of visual amenity and the setting of the adjacent Conservation Area in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

A condition is to be added as follows:

All proposed roof lights for the existing building and Plots 1 and 2 shall be Conservation style roof lights and fitted flush to the plane of the roofs.

REASON: In the interests of the character of the existing building and the setting of the adjacent Conservation Area in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

Proposed garage to Plot 1:

Following a discussion between the officer and the planning agent, the latter have stated that the proposed garage opening widths of 2.5m which they consider as adequate for a family size car at 2.1m. A wider opening would not be possible if installing 2 No single doors because of the minimum width for supporting brick pier in the middle. They suggest either a double door opening or a wider garage width.

Officer recommendation:

A further condition is to be added to address this issue:

Notwithstanding the garage details provided on plan W/GG/15/015/A, which is not approved, prior to the commencement of development, proposals for the width and appearance of garage door openings shall be submitted to and approved by the Local Planning Authority.

REASON: Details are necessary prior to the commencement of development to ensure that the garage is satisfactory in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5.2 **KET/2016/0422**
A14 Junction 10 (land adj A6), Burton Latimer

No update.

5.3 **KET/2016/0474**
Kingsley School, Churchill Way, Kettering

No update.

5.4 **KET/2016/0501**
23 Columbus Crescent, Rothwell

Officer Note;

Being unable to attend Committee, the neighbour has written to " reaffirm what (was) said previously in (their) letter of opposition to the extension. As occupants of number 21, we are very concerned with the effects that the proposed extension may have on both the surrounding area, and our own dwelling. If the extension were to go ahead in it's proposed form, it would not be in keeping with properties in the surrounding area due to the width at which the property would be extended to, and also in that it would be extended forwards, something which would disrupt balance of the house line on our side of the road and would cause the house to protrude further forward than others. In terms of the effect on our own property, it would be very negative indeed. The proposed extension would bring number 23 to become adjoined to our existing garage and raised driveway, something which not only causes concern due to the eyesore it would be having been extended forwards, but also due to the work which would need to be completed, which would undoubtedly have long term negative effects on the structural integrity of both our garage and driveway.

... we have no issue with number 23 having an extension built onto their property, but one that is less obtrusive in how far forward and sideways it would extend."

5.5 **KET/2016/0504**
Bay House Farm, Main Street, Orton

Orton Parish Meeting has raised concerns that the annex could constitute a new dwelling with extra vehicles and no extra parking. These planning considerations are set out in section 7 of the officer report.

5.6 **KET/2016/0514**
11 St Vincents Avenue, Kettering

We have received a further letter of objection from 13 St Vincent's Avenue reiterating their objections and raising two further related points. The objector considers that loss of light to the landing window would also result in a loss of light to the stairs and entrance hall in the property. The objection further states that the two windows within the side elevation are not in any way secondary, and that they are primary to the core light and feeling of their home.

Officer response

The points raised by the objector have been addressed in the officer report.

5.7 **KET/2016/0520**

103 St Peters Avenue, Kettering

Two additional third party letters of objection received from nearby properties at 101 and 105 St. Peters Avenue on the same grounds as those discussed under section 4.0 of the Planning Committee Report.

A further grounds of objection received was on the basis of the inadequate size of the kitchen facilities. This issue has been discussed under point 3 paragraph 7 (Planning Considerations) of the Committee Report where the facilities, whilst basic, would not have an adverse impact to the quality of life of occupants. In addition devaluation of property has been raised as a concern - this is not considered to be a material planning matter and therefore is not a consideration.

OFFICER COMMENTS: These additional objections are not considered to introduce any further issues that have not already been considered and found acceptable in those regards. As such the ramifications of these objections are not considered to result in a change to the approach adopted in the Committee Report or therefore the recommendation.

An additional further objection letter has been received today from an existing objector. This amplifies previous objections. New points raised are summarised below.

- Conversion will cut off access to the rear of the property where the waste bins will be stored. It is likely that bins will be left at the front causing visual pollution for those living in the area.
- The officer's report suggests making provision for cycle parking at the rear of the property. To date, none of the tenants have been seen to use cycles. Increased street parking is inevitable. On-street parking could create a traffic hazard to road users and users of the parking courtyard.

OFFICER COMMENTS: These matters are addressed within the officer report and considered to be acceptable and therefore would not result in a change to the recommendation stated.

The following additional condition is also recommended together with those recommended in the report:

The House of Multiple Occupation (HMO) hereby approved shall be occupied by no more than seven persons at any time in perpetuity.

REASON: in the interests of residential amenity and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.