

## Full Planning Committee - 17 January 2017

### Agenda Update

#### 5.1 **KET/2016/0622**

77 Polwell Lane, Barton Seagrave

As discussed in the main report, a 580mm retaining wall has been erected in the rear garden to provide a level area in the garden, an amended site plan and elevations showing the retaining wall has been submitted and is attached to this report.

The applicant has confirmed that the boundary fences will be a minimum of 1.8m in height measured from ground levels within the site. Therefore it is considered that the retaining walls would not result in any overlooking of neighbouring properties and are acceptable in accordance with policy 8 of the NNJCS.

#### 5.2 **KET/2016/0675**

Silverhills Bungalow, Old Road, Broughton

Application withdrawn.

#### 5.3 **KET/2016/0688**

Ashley Court Residential Home, Reservoir Road, Kettering

There have been a further 6 objections received from the re-consultation to the scheme for the amendments the applicant has proposed. The 6 objectors have already commented on the application and do not raise any new issues which have not already been discussed in the officer's report.

The new objections relate to:

- Overlooking;
- Overbearing scale and design;
- Loss of natural light; and
- Noise

#### 5.4 **KET/2016/0704**

3 Loatland Street (land adj), Desborough

The Location Plan on page 33b is incorrect, showing the proposal before it was amended. The correct amended plan is attached.

The applicant has confirmed that the removal of the secondary bedroom window in the north-east elevation is acceptable. It is proposed to deal with this issue by adding the following condition: -

Notwithstanding the submitted plans this consent does not extend to secondary bedroom window in the north-east elevation. This elevation shall be blank and shall not include any openings. 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 openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the north-

east elevation or roof plane of the building.

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.

**5.5 KET/2016/0712**

115 Dunkirk Avenue, Desborough

Additional comments have been received from Desborough Parish Council on the revised plans. The comments object to the application and note the Town Council's original comment still stand and believe the scheme is overdevelopment of the site and out of character. Any additional on street parking creates hazard close to a junction which is already problematic.

**5.6 KET/2016/0777**

12 Bramble Close, Kettering

No update.

**5.7 KET/2016/0784**

19 Blackberry Close, Kettering

No update.

**5.8 KET/2016/0786**

1 West Avenue, Burton Latimer

Officers have concerns regarding the continued residential use of the building as an annexe or long term residence. For this reason it is recommended that a temporary condition for 3 years be imposed, this will allow the Council to re assess the situation at a later date. It is also recommended that a condition requiring details of the treatment of the building to be submitted and approved by the Council prior to commencing development, this will ensure the building meets Building Regulation fire regulations.

The site plan appears to be inaccurate and would need revising prior to issuing the decision should the application be approved.

**5.9 KET/2016/0869**

18 Fox lands, Desborough

0/01/2017

E-mail from the applicants agent in response to the issues raised in the letter of objection received.

There are 2 no. parking spaces on the existing driveway and not 4 no. as stated on the planning application form, which was an oversight. As stated in the officer report the site provides parking in accordance with the original planning approval. There is to be no increase in the number of bedrooms and the previous extension to the existing driveway accommodates for the loss of the garage space.