

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 14/03/2017</b>	<b>Item No: 5.5</b>
<b>Report Originator</b>	<b>Ruth James Assistant Development Officer</b>	<b>Application No: KET/2017/0051</b>
<b>Wards Affected</b>	<b>Brambleside</b>	
<b>Location</b>	<b>2 Tentsmuir Close, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Single storey rear/side extension. Excavation works to level rear garden</b>	
<b>Applicant</b>	<b>Mr H Singh</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 extension 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. 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 east and west elevations of the extension hereby approved

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/2017/0051**

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 30/01/2017. The site is located within the town boundary to the north of Kettering within an established residential area built during the early 2000's. The area consists of large detached properties of mixed designs and finishes with off road parking and front gardens.

The application site consists of no. 2 Tentsmuir Close a detached house constructed of brown brick with a hipped roof finished with brown concrete tiles. There are mock tudor style panels to the front first floor elevation and the windows and doors are of white uPVC. The driveway is block paved and slopes up from the highway to a single integral garage. The property occupies a large sized corner plot fronting Tentsmuir Close to the south and Harwood Drive to the east.

The front has open access onto the driveway with parking for up to three cars. A post and rail style fence forms the eastern boundary with Harwood Drive, with tree and shrub planting. Further along the eastern boundary is a high evergreen hedge with a 1.8 metre high wood panel fence behind it that forms the eastern boundary to the rear garden. The wood panel fencing continues around the perimeter of the rear garden dropping down to a height of approximately 1 metre for part of the western boundary with no. 4 Tentsmuir Close.

#### **Proposed Development**

The application seeks consent for a single storey rear and side extension to provide a dining area and additional living space. The eastern boundary fence is to be repositioned to regain land within the applicant's ownership, which is currently occupied by the hedge along the eastern boundary. The hedge would be removed.

Following on from the site visit and discussions relating to the hedge and the garden, a revised scheme was submitted. The extension remains unchanged and the hedge is to be retained. Excavation works to level the back garden area are now included within the proposed scheme. The revised scheme was consulted on for 14 days.

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

Within the Nene Valley Nature Improvement Area (NIA) Boundary

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

At the time of writing this report the consultation period is still current, as an amended site notice was displayed from 16/02/2017. However the consultation period expires before the committee, so any further information arising will be

provided to members through a committee update.

## **Neighbours**

Comments received from 4 Tentsmuir Close

- Objection: Overbearing due to close proximity to the boundary. Overlooking and therefore loss of privacy to their garden.

## **5.0 Planning Policy**

### **National Planning Policy Framework**

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

## **6.0 Financial/Resource Implications**

None

## **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle of Development
2. Character and Design
3. Residential Amenity
4. Nene Valley Nature Improvement Area

### **1. Principle of Development**

The application seeks the erection of a ground floor rear extension and the levelling of the back garden.

The site is located within the designated town boundary; the scheme would therefore strengthen the network of settlements within the borough in compliance with Policy 11 of the North Northamptonshire Joint Core Strategy.

Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of extensions to residential properties provided there is no adverse impact on character, appearance and residential amenity.

Subject to detailed consideration being given to the impact of the proposed scheme, having an acceptable impact on the character and appearance of the area and residential amenity, and ensuring it complies with national and local policies detailed above, the principle of development is considered acceptable.

## 2. Character and Design

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 application site is situated on the northern side of Tentsmuir Close, level with the neighbouring properties, following the uniform build line of the street. To the east is Harwood Drive.

Located at the rear of the property, the proposed extension would be single storey extending out from the rear wall by 3.5 metres, measuring 8.4 metres across the full rear elevation and extending beyond the eastern side wall of the property by 1.2 metres, giving a total width of 9.9 metres. The extension would wrap around the side coming forward along the east elevation of the host dwelling by 1.8 metres, providing access to the extension from the side of the house. It would have a monopitched roof across the rear with roof lights and a gable element over the eastern end of the extension. The materials used would match the existing and these can be secured by condition.

The existing street scene to the front would not be affected as the extension would be positioned to the rear of the main dwelling, whilst the retention of the hedge along the eastern boundary would ensure the seclusion of the extension at this side from the public realm as it would be hidden behind the hedge.

Although the proposed extension would be of a reasonable size, it is not considered to be overbearing given that it would be single storey and the host dwelling occupies a large sized corner plot; a good amount of garden area would be retained. This remaining garden would be excavated in order to bring it down to the same level as the main dwelling.

The design is in keeping with the design and character of the existing dwelling and the proposal accords with Policies 7 of the National Planning Policy Framework and 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 and is of good design.

## 3. Residential Amenity

In addition to seeking development to respect the character of an area, Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy seeks to ensure that development prevents harm to the residential amenities of neighbouring properties, such as by reason of overbearing, loss of light or overlooking.

The proposed extension would be to the rear of the property and therefore would not impact neighbouring properties to front of the application site. The extension is single storey and therefore there are no concerns with any overbearing impact.

To the rear of the property there is good screening provided by the 1.8 metre high wood panel fence and planting, which guards against any overlooking with the rear neighbour no 15 Harwood Drive. The eastern neighbour no.12 Harwood Drive is separated from the application site by the highway and the only window in the west

elevation of this neighbour is to the first floor and obscure glazed. Therefore there are no concerns with overlooking. Furthermore the extension is hidden on the east side by the boundary hedge which is to be retained.

No.4 Tentsmuir Close has objected to the scheme. No.4 is located to the west of the application site and has a separation of 2.1 metres from no.2. Notwithstanding this objection, the proposed scheme is single storey and would not extend beyond the side wall of the host dwelling on the west side, maintaining the existing separation distance between the two dwellings. There would be no windows to the side elevation of the extension and the existing boundary treatment with no.4 of two 1.8 metre high fence panels' would guard against any overbearing affect. The windows in the proposed extension would face north up the garden and are not considered to increase overlooking to the neighbours garden, given that their orientation is the same as that of the windows and doors in the original rear elevation of the host dwelling. A condition securing the removal of permitted development rights, preventing any future insertion of windows in the east and west side elevations of the extension will protect the future amenity of the occupants and the neighbouring properties.

The proposed development is therefore considered to be 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 the amenities of neighbouring properties.

#### 4. Nene Valley Nature Improvement Area

The application site is within the NIA boundary, however, the application site is in an established residential area and the proposed scheme is small and on an already developed site. It is considered the small scale of the development proposed will have no any adverse impact on existing wildlife or the improvement of the Nene Valley.

#### **Conclusion**

Subject to conditions relating to the removal of permitted development rights and to materials it is considered that the proposal complies with policies within the Development Plan and is recommended for approval.

#### **Background Papers**

Title of Document:

Date: 28/02/2017

Contact Officer:

Ruth James, Assistant Development Officer on 01536 534316

#### **Previous Reports/Minutes**

Ref:

Date: