

BOROUGH OF KETTERING

Committee	Full Planning Committee - 27/06/2017	Item No: 5.5
Report Originator	Amy Shepherdson Development Officer	Application No: KET/2017/0172
Wards Affected	Queen Eleanor and Buccleuch	
Location	13 & 14 Corby Road, Little Oakley	
Proposal	Full Application: No.14: Two and single storey rear extensions and replacement of boundary with pedestrian access gate along north west boundary and new boundary treatment through site to divide garden land. No.13: Removal of first floor window in southeast elevation and insertion of roof light in northeast roof plane	
Applicant	Miss Longhurst	

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 development hereby permitted shall not be carried out other than in accordance with the plans 39890B/0, 39890B/05A, 39890B/07A, 39890B/11, KET/2017/0172/1 and KET/2017/0172/2 received 03/03/17 and amended plan numbers 39890B/03B, 39890B/04C, 39890B/06D, 39890B/08C, 39890B/09A, 39890B/10E, 39890B/12C, 39890B/14, 39890B/15 and 39890B/16 received 13/06/17.

REASON: In the interest of securing an appropriate form of development in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

3. Prior to the commencement of the construction of the two and single storey extensions to the rear of No.14 Corby Road hereby approved the conservation roof light within the north-east roof plane of No.13 Corby Road hereby approved shall be fully implemented.

REASON: To ensure that the amenity of occupiers at No.13 is protected in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and permanently retained in that form.

REASON: Details of materials are necessary prior to the commencement of development in the interests of preserving the character and appearance of the Little Oakley Conservation Area and conserving the setting of the existing Listed Building in accordance with Policy 2 and Policy 8 of the North Northamptonshire Joint Core Strategy.

5. The external stone walls shall be constructed in natural stone with a lime mortar and shall not be laid, coursed or pointed other than in accordance with a sample panel which shall have been constructed on site and approved in writing by the Local Planning Authority prior to the commencement of construction of any such external walls. As approved, the sample panel shall be retained on site and kept available for re-inspection throughout the construction period.

REASON: In the interests of preserving the character and appearance of Little Oakley Conservation Area and conserve the setting of the listed buildings on and in the vicinity of the site in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

6. The north-west boundary hereby permitted shall be built in accordance with detail submitted on 'Boundary Treatment May 2017' received 13/06/17. Prior to the erection of the fence, details of the finished stain shall be submitted and approved in writing by the Local Planning Authority.

REASON: In the interests of preserving the character and appearance of Little Oakley Conservation Area and conserve the setting of the listed buildings on and in the vicinity of the site in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

7. The windows and doors hereby permitted shall be built exactly in accordance with details and materials outlined on plan 39890B/08C, 39890B/10E, 39890B/12C, 39890B/14, 39890B/15 received on 13/06/17.

REASON: In the interests of preserving the character and appearance of Little Oakley Conservation Area and conserve the setting of the listed buildings on and in the vicinity of the site in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

8. In accordance with the approved plans, the rooflights shall be conservation rooflights and no part of any of the rooflights shall sit above the plane of the roof.

REASON: In the interests of preserving the character and appearance of Little Oakley Conservation Area and conserve the setting of the listed buildings on and in the vicinity of the site in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

9. In accordance with plan 39890B/08C and 39890B/10E received 13/06/2017 the rainwater goods shall be constructed of black aluminium and permanently retained in that form.

REASON: In the interests of preserving the character and appearance of Little Oakley Conservation Area and conserve the setting of the listed buildings on and in the vicinity of the site in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

10. The eaves detailing and the point where the ridge joins the existing building shall be constructed in full accordance with plan 39890B/15 received 13/06/2017 and permanently retained in that form.

REASON: In the interests of preserving the character and appearance of Little Oakley Conservation Area and conserve the setting of the listed buildings on and in the vicinity of the site in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2017/0172

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

13 and 14 Corby Road

KET/2017/0173(LBC) - No.14: Demolition of existing single storey rear extension. Two and single storey rear extensions, replacement of boundary with pedestrian access gate along north west boundary and through site to divide garden land, erection of stud wall in kitchen to form study and WC, rearrangement of first floor bathroom, and insertion of internal opening at first floor level into proposed extension. No.13: Removal of first floor window in southeast elevation and insertion of roof light in northeast roof plane (under consideration).

13 Corby Road

KET/2000/0746 - Certificate of Lawfulness for an Existing Use: Dwelling with 2 storey brick extension to rear (approved)

14 Corby Road

KET/2016/0900(LBC) and KET/2016/0899(FUL) - Two storey rear extension, replacement front entrance door and new pedestrian access to rear. (Withdrawn)

PRE/2016/0116 - Proposed first-floor and single-storey extension to rear of existing house and internal alterations- Advice given

KET/2008/0141 (LBC) - Brick up small window in rear elevation, replace kitchen and bathroom fittings and other internal works. Install satellite dish to rear of property. (Approved 14/05/2008)

KET/1989/1115 – Erection of Chimney to Dwelling (approved)

Site Visit

Officer's site inspection was carried out on 31/03/2017

Site Description

The application site is a two-storey coursed limestone and rubblestone dwellinghouse with a Collyweston stone slate roof and stone end chimneystacks in the middle of a terrace of three properties. Originally, Nos.13 and 14 Little Oakley were a single dwellinghouse but overtime have become two separate dwellings. A single storey mono-pitched rear extension was added to No.14 and a two storey rear extension added to No.13 prior to the buildings being grade II listed.

The front elevation has a central arched plain board entrance door and 2-light chamfered stone mullioned windows and lead lattice single glazing. The rear elevation has a 1-light wooden casement window at first floor level on the

original building and more modern casements and door in the later extensions.

There are small front and rear gardens, the front enclosed by a low rubblestone wall and lattice trellising and the back by 1.8 metre high close-boarded fencing.

The application site is within Little Oakley Conservation Area and is in close proximity to the grade II* Church of St Peter and grade II Sandpit Farmhouse. Surrounding development is a mixture of older traditional stone cottages and farm buildings and newer residential infill development.

Proposed Development

This application seeks consent for two and single storey rear extensions on No.14, installation of a conservation roof light in No. 13's existing rear extension and the alteration of the north-west facing boundary including the introduction of a new access gate. Through the application, revised plans have been submitted through discussion between the case officer and applicant.

Any Constraints Affecting the Site

Little Oakley Conservation Area
Grade II listed building
Setting of Grade II* listed building
Nene Valley NIA Boundary

4.0 Consultation and Customer Impact

Revised plans have been submitted by the applicant during the application process. At the time of writing this report a further consultation process is underway, this will expire prior to the planning committee and Members will be provided with an update on any further consultation comments received via the committee update.

Geddington, Newton and Little Oakley Parish Council

Original Plans

Support – Original extension has been added many years ago and the application is well supported in the village.

Final revised plans

No comments received at the time of writing this report.

Neighbours

Notification letters were sent out to neighbours in close proximity and a site notice was erected at the site. The following comments have been received:

Original Plans

Support– 16 Oakley Road –Proposal will improve the look of the cottage by removing the brick extension.

Support – Sandpit Farmhouse, Corby Road –Very happy with plans and

believe that the proposal updates a house which is difficult to live in rather than leaving it vacant.

Object – 15 Little Oakley (2 objections received) – Concerned regarding impact of enlarge window in ground floor and new window in 1st floor of left hand elevation which will look over neighbouring property. Concerned regarding party wall act (information added as an informative).

Final revised plans

No comments received at the time of writing this report.

5.0 Planning Policy

Legislation

Section 16(2) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 - Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework

Policy 6. Delivering a wide choice of high quality homes

Policy 7. Requiring good design

Policy 12. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Joint Core Strategy (JCS)

Policy 11. The Network of Urban and Rural Areas

Policy 2. Historic Environment

Policy 8. North Northamptonshire Place Shaping Principles

Saved Policies in the Local Plan for Kettering Borough

RA4. Rural Area: Restraint and Scattered Villages

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 upon the Grade II Listed Building, Little Oakley Conservation Area and nearby heritage assets.
3. Residential Amenity

1. The Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development

Plan for Kettering Borough currently consists of the North Northamptonshire Joint Core Strategy (JCS) adopted in July 2016, and saved policies from the Local Plan for Kettering Borough.

The application site is located within Little Oakley village boundary. JCS policies highlight the need to focus development and growth into the larger settlements however the application site is in an established residential area within the village boundary. Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of householder development provided the proposals do not result in adverse impact on character and appearance, heritage assets, residential amenity and the highway network. The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

2. Design and impact upon the Grade II Listed Building, Little Oakley Conservation Area and nearby heritage assets.

Please note the impact on the Listed Building itself is considered under application reference KET/2017/0173 for Listed Building Consent.

Paragraph 14 of the NPPF places at the heart of planning a presumption in favour of sustainable development, with good design forming a key element of this. This is further supported by Section 7 of the NPPF and Policy 8 of the JCS. Local Planning Authorities must seek to secure a high quality of design and a good standard of amenity for all existing and future occupants of land and buildings.

The site is located within Little Oakley which is a restraint village in accordance with the Council's position on restraint infill villages (Policy RA5 of the Local Plan) proposals need to be appropriate in terms of the size, form, character and setting of the village.

Further to this Sections 16(2) and 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires Local Planning Authorities to have special regard to the desirability of preserving Listed Buildings or their settings or any features of special architectural or historic interest which they possess. Section 72(1) of the Act requires Local Planning Authorities have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas.

The proposed extension will be attached to a Grade II listed building and although to the rear of the property, the extension will be visible from the street scene and conservation area due to the dwelling being sited on a corner of Corby Road. The extension has the potential to have a significant impact on both the listed building and Little Oakley Conservation Area.

The proposed extension is considerable in size and will replace the existing single storey extension with a two storey extension built of limestone with a mono-pitched slate roof which joins the original rear wall just under the eaves, this extension then leads to a single storey flat roof extension clad in timber boarding. During the application process revisions have been made to reduce

the size and impact of the proposed extension both on the listed building and on Little Oakley Conservation Area.

The applicant has submitted both a Design and Access Statement and Heritage Statement which has gone some way to discussing the significance of the building and the impact of the proposal on that special interest. The applicant has highlighted that the decorative front elevation provides part of the building significance which faces out onto the Grade II* listed parish church and eludes to being a higher status building. Further to this the application notes the significance lies with the use of local construction materials and vernacular design.

In addition to the elements identified by the applicant it is considered that the significance is also in the simple linear form of the building along with the neighbouring dwellings which is set perpendicular to the road. The ridge line gradually steps down as you travel away from the road and with some secondary extensions added in a traditional way.

The proposed two storey stone extension will sit alongside the existing two storey extension of No.13 which was added to the building prior to listing. The extension will result in the remaining part of the rear elevation being covered from public view and a hole created at first floor level to access the new 1st floor rooms. Through revisions however the window within the original wall would remain as an internal feature and although some historic fabric will be removed in the creation of the access this window will remain as an internal feature and the walls will remain uncovered.

The proposed two storey extension will join the original wall just below the eaves. The roof is proposed of slate and a condition is recommended for material to be submitted for approval. The slight separation of the existing roof and the new proposed two storey extension's roof together with the change in material and pitch from Collyweston Stone Slate to a natural Slate will allow the proposed development to be read as an additional feature and the original proportion of the building to still be read.

The single storey extension has been reduced considerably through revised plans. The proposed modern flat roof extension with timber boarding when viewed on plan is an obvious modern addition. When considered in the context of the site the design and material will help this part of the extension blend within the existing fencing and reduce the visibility of the extension from the public realm. This reduces the impact of the proposal upon its setting within Little Oakley Conservation Area.

When considering the proposal as a whole the NPPF Paragraph 132 requires that consideration should be given as to whether the proposal amounts to any harm to a heritage assets and if harm is identified, quantify whether the harm is substantial or less than substantial. In this proposal the originally submitted plans were considered to cause harm with the loss of historic fabric and the significant bulk of the extension causing harm to the prominent linear form within which some of the significance of the building lies. This harm, although

less than substantial, would be offset by limited public benefit as the dwelling is currently occupied. Through the revision of plans, which have included a significant reduction in the form of the single storey rear extension and the alteration of the treatment on the original wall and window (which would become internal) this harm has been minimised. It is also acknowledged that the proposal will provide much needed space which will allow the dwelling to remain as a residential dwelling.

The proposed works are to the rear of the property away from St Peter Church which is grade II* listed. As such the proposed works will not have a detrimental impact on the setting of the church. The proposed replacement of the north-west boundary fence will be more visible and a condition has been added to ensure that the fence's finish/stain is submitted for approval to ensure it diffuses into the street scene and does not have a detrimental impact on the setting of the subject property, other nearby listed buildings or Little Oakley Conservation Area.

A good quality pallet of materials and carefully considered detailing are crucial to help the proposal to sit comfortably within its historic setting. As such conditions are recommend both requiring submission of external material, sample panel of stone, aluminium rainwater good, window and door detailing and conservation rooflights.

As such, it is considered that the proposal is in accordance with Policy 2 and Policy 8 of the JCS and Policies 7 and 13 of the NPPF.

3. Residential Amenity

Paragraph 17 of the NPPF states that development must secure a good standard of amenity for all existing and future occupants of land and buildings. Policy 8 of the JCS is clear that development must not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light, overbearing or overlooking.

Concern was raised through objections and noted on the officers site visit that the proposed south facing elevation of the two storey extension faces directly onto the front garden land and along the front elevation of No.15. Original plans showed the enlargement of the ground floor window and insertion of first floor window. The increase in these openings raised amenity concerns and through amended plans the applicant has removed the additional window and shown the existing window to be retained at its existing size when rebuilt within the proposed extension. The proposed rear elevation window will look over the rear garden land of the application site and onto the roof of the Oakley Barn.

Considering the orientation of the property with No.15 to the south there is unlikely to be any loss of light from the proposal on No. 15 and the two storey element abuts the existing two storey extension of No.13. With the two and single storey extension being to the south of the garden land of No.13 there may be some loss of light to the rear garden. This however is considered to be minimal and acceptable.

The application site includes the attached property of No.13 as the two storey extension will block up an existing window in the side elevation of the two storey rear extension closest to No. 14. This window serves a hallway currently and the proposal introduces a new conservation roof light into the roof of No. 13's extension to replace the light lost from the blocking up of the side window. A condition has been recommended that the roof light must be installed prior to the construction of the 2 storey extension to ensure that the amenity of the occupiers of No. 13 is protected.

Bearing the above in mind the proposal is not considered to have an unacceptable impact on amenity in terms of overbearing impact, overshadowing or loss of privacy to neighbouring properties and is therefore considered to be in accordance with Policy 8(e) of the JCS.

Conclusion

The proposal is considered to satisfy national and local planning policy. It is appropriately designed and will not impact on the neighbouring properties. As such it is my recommendation that planning permission should be granted subject to the recommended conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Amy Shepherdson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: