

## BOROUGH OF KETTERING

|                          |   |  |
|--------------------------|---|--|
| <b>Committee</b>         | <b>Full Planning Committee - 27/06/2017</b>   | <b>Item No: 5.8</b>                      |
| <b>Report Originator</b> | <b>Louisa Johnson<br/>Development Officer</b> | <b>Application No:<br/>KET/2017/0282</b> |
| <b>Wards Affected</b>    | <b>Slade</b>                                  |  |
| <b>Location</b>          | <b>14 Parklands Close, Loddington</b>         |  |
| <b>Proposal</b>          | <b>Full Application: Summer house</b>         |  |
| <b>Applicant</b>         | <b>Mr King</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 development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown on drawing number(s) Location Plan KET/2017/0282/1, Block Plan KET/2017/0282/2, Proposed Elevations & Floor Plan - A as received by the local planning authority on 10/04/17.

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

3. The new works shall be carried out with an oak frame.

REASON: In the interests of the visual amenities and character of the area in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

4. The development shall be only for purposes incidental to the enjoyment of the dwellinghouse as such.

REASON: In the interests of the visual amenities of the area in the interests of amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## **Officers Report for KET/2017/0282**

This application is reported for Committee decision because there is an unresolved material objection.

### **3.0 Information**

#### **Relevant Planning History**

KET/1997/0362 – Extension – Approved 14/07/97

#### **Site Visit**

Officer's site inspection was carried out on 26 May 2017.

#### **Site Description**

The application site is a detached two storey brick built dwelling on Parklands Close Loddington, the site backs onto an area of open space.

#### **Proposed Development**

The application is for the erection of a single storey summer house with an external cooking / barbeque and seating area.

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

The site backs onto an area of historically and visually important open space TPO NCC 58 T1 Lime – felled due to storm damage

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

#### **Neighbours**

One letter of support and one letter of objection have been received, the objections raised are as follows:

- Objected on the grounds of the size and pitched roof which may include a chimney.
- The summer house includes a kitchen, living area and another room and it would seem that the proposal is a dwelling.
- The proposal may affect protected trees.

### **5.0 Planning Policy**

#### **National Planning Policy Framework**

Policy 7: Requiring Good Design

National Planning Policy Guidance Tree Preservation Orders and trees in conservation areas

## **Development Plan Policies**

### **Local Plan January 1995**

Saved policy - RA3: Rural Area – Restricted Infill Villages

### **North Northamptonshire Joint Core Strategy**

Policy 1: Presumption in favour of Sustainable Development

Policy 2: Historic Environment

Policy 3: Landscape Character

Policy 8: North Northamptonshire Place Shaping Principles

### **Draft Site Specific Part 2 Local Plan**

Historically and Visually important Local Green Space, Background Paper – HVI028

## **6.0 Financial/Resource Implications**

None

## **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle of Development
2. Impact on the character and appearance of the area
3. Residential amenity

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

The application seeks the erection of a summerhouse.

Policy 2 of the adopted NNJCS (July 2016) requires the historic environment to be protected, preserved and where appropriate enhanced. Policy 3 of the adopted NNJCS (July 2016) required development to be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible enhancing the distinctive qualities of the landscape character area which it would affect.

Policy 8 of the adopted NNJCS (July 2016) seeks a high standard of design which respects and enhances the character and visual amenity of the surrounding area. Paragraphs 56, 58 and 64 of the National Planning Policy Framework also recognise that good design is a key aspect of sustainable development, and supports development which establishes a strong sense of place and response to

the local character, reflecting the identity of local surroundings and materials.

The site backs onto an area of open space which has been put forward as a historically and visually important open green space in the Historically and Visually important Local Green Space Background Paper. Whilst this proposed designation has little weight, it is considered that the impact of the proposal on this area of open space should be considered.

Subject to detailed consideration of the impact of the summerhouse, having an acceptable impact on the character and appearance of the area and residential amenity, the development is considered acceptable in principle.

## 2. Impact on the character and appearance of the area

The site is located on Parklands Close Loddington, in a predominately residential area with open space to the rear.

This area of open space has been an open space within the village since the earliest available maps and provides views to the church, listed buildings and the conservation area and helps create the rural feel of the village. There is a horse chestnut on the rear boundary of the site which is subject to a tree preservation order.

The proposed summerhouse would provide an enclosed area and an overhanging canopy. It would measure approximately 6m deep by 7.5m wide and 4.7m in height, of this the enclosed area would measure approximately 4.6m deep and 4.6m wide with the remainder being open but covered by an overhanging roof. The proposal would also provide an open cooking area with barbeque and pizza oven.

There has been an objection on the grounds that the size and height of the proposal would not be in keeping with the character of the area and that the proposal could be used as a dwelling.

The proposed summerhouse is a single skinned timber structure with a relatively small enclosed area of 4.6m by 4.6m, this type of structure could not operate as a dwelling, nor would it be of sufficient size to operate as a dwelling, in addition there is no WC / bathroom within the summerhouse. Whilst there is a cooking area, this is an outdoor cooking area and this could not function as a normal kitchen. As such it is considered that the proposed summerhouse could not function as separate accommodation or as a dwellinghouse.

It is considered that the height of the proposal at 4.7m with a pitched roof would not be unreasonable and the size of the summerhouse while large is not

unreasonable on this plot.

Therefore it is considered that the proposed summerhouse would not form an overdevelopment of the site and the proposed design would be acceptable in this residential context and would not be detrimental to the surrounding dwelling designs.

The proposed summerhouse sits within the residential plot and does not intrude onto the open space behind. Whilst the summerhouse would be visible from the open space, it is considered that it would be of a domestic scale and as such would be acceptable in this context. Therefore it is considered that the proposal would not have a detrimental impact on the open space at the rear of the site.

### **TPO Tree**

The site previously contained a Lime tree on the rear boundary which was one of 16 trees subject to TPO NCC 58. The tree was damaged in a storm in October 2002 and was subsequently felled on the advice of the Council's tree officer at the time. There are no other protected trees on the site.

Overall the proposal will have an acceptable impact on the character and appearance of the area and accords with the relevant parts of Policy 7 (NPPF) and Policies 2, 3 and 8 (NNJCS).

### **3. Residential amenity**

Policy 8 of the NNJCS requires that development does not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking.

The site shares a side boundary with 12 Parklands Close and the proposed summerhouse would be approximately 9m from the boundary with this property. Given that the proposal is for a summerhouse not a dwelling, it is considered that this separation distance would ensure that the proposal does not have a detrimental impact on 12 Parklands Close.

The site shares a side boundary with 29 Parklands Close, the proposed summerhouse would be 8m from the boundary with this property. Given that the proposal is for a summerhouse not a dwelling, it is considered that this separation distance would ensure that the proposal does not have a detrimental impact on 29 Parklands Close.

The site shares a boundary with 16 Parklands Close, the proposed summerhouse would be behind the main dwelling on the site, approximately 28m away from the boundary with this site. Given this separation distance and as the main dwelling at the site sits between the summerhouse and the boundary with no. 16, it is

considered that the proposal would not have a detrimental impact on 16 Parklands Close.

There will be no unacceptable impact on the amenity of neighbouring residents through this proposal and it is therefore considered that the development is in accordance with policy 8 of the NNJCS.

### **Conclusion**

The proposal is acceptable in principle and in terms of its impact on the character and appearance of the area, on residential amenity and on the TPO Tree. Subject to conditions the proposed development is acceptable and recommended for approval.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

Louisa Johnson, Development Officer on 01536 534316

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

Ref:

Date: