

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 27/06/2017</b>	<b>Item No: 5.9</b>
<b>Report Originator</b>	<b>Amy Shepherdson Development Officer</b>	<b>Application No: KET/2017/0324</b>
<b>Wards Affected</b>	<b>Desborough Loatland</b>	
<b>Location</b>	<b>64 Rowan Close, Desborough</b>	
<b>Proposal</b>	<b>Full Application: Single storey side extension, front porch and garage conversion to form habitable room. Render to extension and garage</b>	
<b>Applicant</b>	<b>Mr &amp; Mrs T Mills</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 submitted shown on drawing numbers P0417/05, P0417/02, P0417/01 and P0417/04 received on 27/04/17 and P0417/03A received 28/04/17.

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

## Officers Report for KET/2017/0324

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

### 3.0 Information

#### **Relevant Planning History**

*KET/1999/0754* Outline: Proposed residential, leisure and 'country park development (Approved subject to conditions)

*KET/2003/0127* Variations of conditions attached to planning permission *KET/1999/0754* for residential leisure and country park development (Approved subject to conditions)

*KET/2005/0924* Reserved Matters: Residential development for 121no. units

#### Other sites

60 Rowan Close - *KET/2016/0821* – Conversion of the garage to habitable room - Approved

#### **Site Visit**

Officer's site inspection was carried out on 17/05/2017.

#### **Site Description**

The application site is located in the north of Desborough and within the designated town boundary. The application site contains a detached residential property with a detached double garage. The dwelling is constructed with red facing brick with a slate gable ended pitched roof.

The house has a small pitched roof over the front door to create a porch area and a close boarded fence of 1.8m runs between the front elevation of the house (which faces south-east) and the detached garage (which faces south-west). In front of the garage there is a large area of hardstanding which could easily accommodate 6 cars.

#### **Proposed Development**

This application seeks planning permission for a single storey side extension, front porch and garage conversion to habitable room.

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

Public footpath to UC7 to the east of the site which run north south from Ironwood Avenue.

Condition 5 of *KET/2003/0127* which states "*There shall be provided for each dwelling either garaging and/or hardstanding for the parking of vehicles clear of the highway and this shall be shown on the layout plan required by Condition No. 2 and shall be constructed prior to the occupation of the dwelling(s). Such provision shall be kept permanently available for ancillary parking purposes during the occupation of the dwelling(s).*

*REASON: To ensure adequate vehicular parking facilities are provided in the*

*interests of the safety and convenience of users of the adjoining highway.*

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

##### **Desborough Town Council**

No objections – based on no reduced parking area and expect neighbour agreement.

##### **Highway Authority**

No objection - the development should not result in construction debris on the highway.

##### **Neighbours**

Notification letters were sent out to neighbours in close proximity and a site notice was erected at the site. One objection was received from 54 Rowan Close in regard to the external render (which is proposed to cover the garage and extension) being out of character.

#### **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

##### **Saved Policies in the Local Plan for Kettering Borough**

Policy 35 – Housing within Towns

#### **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. Parking and Highways

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

The application site is in an established residential area to the north of Desborough Town Centre. 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, 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. Character and Design

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 application site is located at the back of a private drive which serves 3 other dwellings (No's 60, 62 and 66). The properties are orientated in different directions and as such there is not a uniform pattern or building line. There is variety in the facing materials within the dwelling served off the private drive with No.66 having an ironstone front elevation and red brick side and rear elevation and No. 60 being constructed with a mottled red brick.

The proposed extension will link the house with the existing garage (which is proposed to be fully converted). Considering the variety of building styles and layouts the proposed development is not considered to be out of character with its surroundings.

Concern has been raised by a neighbouring resident in relation to the proposed render being out of character with the area. Although render is not currently present on the immediate surrounding plots, it is present within the wide housing estate. As such the introduction of this material is not considered to be harmful to the character and appearance of the area.

The proposed porch would sit on the front elevation in the same location of the existing door. This will sit comfortably as an additional feature to the main house.

It is therefore considered that the proposal will not have a detrimental impact on the character and appearance of the local area and as such is in accordance with Policy 8 of North Northamptonshire Joint Core Strategy.

## 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 development is of a single storey nature, the application site is located at the back of a private drive with the land to the north currently being vacant. This land forms part of the site given outline consent for 700 houses known as 'Desborough North'.

The rear boundary is a 1.8m close boarded fence which would be retained.

Considering the large plot sizes, single storey nature and the location of the

development which is set behind the large parking area between the garage and house, the additional built form and windows are not considered to cause any detrimental impact on the amenity of neighbouring occupiers.

It is therefore considered that the proposed development is 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. Parking and Highways

Policy 8(b) (ii) of the North Northamptonshire Joint Core Strategy seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

The proposed garage conversion will result in a reduction of two parking spaces; however there is adequate space within the hardstanding to accommodate 6 cars.

As such the proposal maintains off road parking provision to what is considered to be an appropriate level. There are no proposed changes to the access arrangements to the site; therefore there will be no adverse impact upon highway safety.

As such, it is considered that the proposal will not lead to an adverse impact on the highway network or highway safety in that it will provide adequate parking and is therefore in compliance with Policy 8 of the North Northamptonshire Joint Core Strategy.

#### 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: