

BOROUGH OF KETTERING

Committee	Full Planning Committee - 18/07/2017	Item No: 5.4
Report Originator	Richard Marlow Senior Development Officer	Application No: KET/2017/0343
Wards Affected	St. Michaels and Wicksteed	
Location	112 London Road (land adj), Kettering	
Proposal	Full Application: Sub-divide first and second floors into 2 no. flats	
Applicant	Mr J Singh Somal Somal (UK) Ltd,	

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 approved shall be constructed of red rustic facing bricks and Marley Eternit grey concrete roof tiles. The development shall not be carried out other than in accordance with the approved details.

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

3. The openings at second floor level on the west elevation and within the dormer on the south elevation shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining properties and to prevent overlooking in accordance with policy 8 of the Joint Core Strategy for North Northamptonshire.

Officers Report for KET/2017/0343

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

3.0 Information

Relevant Planning History

KET/2016/0377 Erection of 2 no. flats. Approved 20/7/2016.

KET/2012/0560 Erection of 2 no. flats. Approved 7/05/2013.

Site Description

Officer's site inspection was carried out on 4/06/2017. The application site the upper two floors of the recently constructed building, consisting of 2 no. flats permitted through KET/2016/0377. The site sits to the west of London Road within an existing residential area to the south of Kettering town centre.

Proposed Development

The application seeks to create an additional flat by separating the approved two storey flat on the first and second floor into individual flats on each floor.

Any Constraints Affecting the Site

A Road

4.0 Consultation and Customer Impact

Highway Authority

Objection. The site should deliver 3 parking spaces.

Environmental Health

No objection

Neighbours

One objection regarding bins and parking.

5.0 Planning Policy

National Planning Policy Framework

Policy 4. Promoting sustainable transport

Policy 6. Delivering a wide choice of high quality homes

Policy 7. Requiring good design

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 2. Historic Environment

Policy 8. North Northamptonshire Place Shaping Principles

Policy 9. Sustainable Buildings and Allowable Solutions

Policy 11. The Network of Urban and Rural Areas

Policy 15. Well-connected towns, villages and neighbourhoods

Policy 29. Distribution of new homes

Local Plan

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. Design and Impact on Character of the Area
3. Residential Amenity
4. Parking and Highway Matters.

1. Principle of Development

Policy 6 of the National Planning Policy Framework (NPPF) encourages Local Planning Authorities to take a positive approach to proposals for residential development, which should be considered in the context of the presumption in favour of sustainable development.

The application site is located within the town boundary of Kettering, as defined by Policy 35 of the Local Plan, in an established residential area. Policies 11 and 29 of the North Northamptonshire Joint Core Strategy (JCS) direct development to existing urban areas and indicate that Kettering is a 'Growth Town'.

The proposal is for the creation of an additional flat through internal alterations to the development. As such, the principle of development in this area is established, subject to the detailed planning considerations set out below.

2. Design and Character

No external alterations are proposed to the building which has recently been constructed as per KET/2016/0377.

3. Residential Amenity

Policy 8(e) of the JCS requires that development does not result in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

The development measures 5.8m to the eaves and 9m to the ridge and would provide a private rear garden measuring 6.5m in depth, as previously approved. An objection has been made regarding bins on this site and adjacent site. The submitted plans show storage for refuse and bicycles to ensure that provision is made for such facilities. The flats proposed through this application would also achieve the national space standards as required by policy 30 of the JCS.

Residential amenity has previously been considered in approving the former applications on the site. No revisions are proposed to the windows and openings within the building and subject to a condition which obscures the rear second floor window, which serves a bathroom, and the south dormer windows, consistent with the previous approvals, no overlooking will result to neighbouring properties.

There are no external alterations proposed and as previously adjudged there will be no unacceptable impacts on the amenity of neighbouring residents and it is therefore considered that the proposal is in accordance with criterion e of Policy 8 of the North Northamptonshire Joint Core Strategy.

4. Parking and Highway Matters

Policy 8(b) of the JCS requires that developments have a satisfactory means of access and provide for parking, servicing and manoeuvring in accordance with adopted standards and do not prejudice highway safety.

The application makes no provision for car parking within the site consistent with the two previous approvals on site. A neighbour objection has been made on the lack of parking which they consider will put further strain on parking in the locality.

London Road in this location is classified as an A road with no parking restrictions, although there is an advisory cycle lane which cannot be obstructed by parked vehicles. The Highways Authority has previously requested that the applicant submit a parking beats survey in Broadway to highlight parking availability in the area. This highlighted that very limited spaces were available and therefore the Highway Authority have consistent with previous schemes maintained their objection to this proposal based on the lack of parking provision.

The application site is located on an A road and is in close proximity to the junction of Broadway and London Road. As such had parking and therefore access have been provided then it would not meet the Highway Authority Standing Advice which requires accesses to be set no less than 25m from the centre of the adjacent road junction.

The proposal is located on a key radial route within Kettering and is located in close proximity to existing bus stops and the town centre. It is not considered that an additional 1 bed flat at second floor in this location would result in an unacceptable over intensification of traffic, or generate a significant amount of extra vehicular movements, or cause existing highways and accesses to exceed their capacity.

The proposal accords with policy 15 of the JCS which seeks to support modal shift and a shift away from reliance on use of the private car. Policy 4 of the NPPF details that opportunities for the use of sustainable transport modes for the movement of goods or people should be exploited. There is also no evidence that the proposal will have an adverse impact on the highway network or prejudice highways safety in accordance with policy 8 of the JCS.

Conclusion

The proposal is in accordance with the relevant policies of the Development Plan and there are no material considerations which indicate planning permission should not be granted. Whilst the proposal does not provide for parking, given the town centre location, this is outweighed by other material planning considerations. The principle of development is established, there would be no unacceptable detrimental impact on neighbouring residential amenity and the design is appropriate. The application is recommended for approval, subject to conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Richard Marlow, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: