

BOROUGH OF KETTERING

Committee	Full Planning Committee - 18/07/2017	Item No: 5.5
Report Originator	Natalie Westgate Senior Development Officer	Application No: KET/2017/0357
Wards Affected	Desborough St. Giles	
Location	2 Wilton Close, Desborough	
Proposal	Full Application: Extension to front porch, two storey side extension and alterations to openings. Erection of boundary fence and gate	
Applicant	Mr & Mrs Parsons	

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 with the application in drawing No's 3719 2 and 3719 3 received 10 May 2017, amended drawing No. 3719 4A received 23 May 2017 and Drawing No's. 3719 1A, 3719 5C, 3719 6C, 3719 7D and 3719 8C received 12 June 2017.

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 materials to be used in the construction of the external surfaces of the development 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.

4. Prior to the first occupation at the development the boundary treatment details hereby approved shall be implemented in accordance with approved plan's 3719 8C and 3719 7D (received 12 June 2017) and retained at all times thereafter.

REASON: In the interests of the amenity and protecting the privacy of the neighbouring property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2017/0357

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

3.0 Information

Relevant Planning History

KET/1992/0368 – Single storey rear addition – Approved 02/07/1992

Site Visit

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

Site Description

The application site is located to the south western side of Desborough within the designated town boundary and within an established residential area.

The application site consists of No. 2 Wilton Close which occupies the plot in the northern end of Wilton Close on a corner junction. The surrounding properties within the street for the frontage of the dwelling are predominantly two storey semi-detached dwellings and single storey bungalows. The surrounding properties within the street to the side and rear of the dwelling are predominantly two storey detached and semi-detached dwellings. There has been some development within the existing street scenes with extensions at No's 1, 6, 11, 13, 14, 15 and 16 Wilton Close.

No. 2 Wilton Close is a two storey semi-detached dwelling constructed from red brick with a gable roof finished with brown tiles. The windows and doors are white uPVC. There is a single storey detached garage to the rear of the site.

The site enjoys an elevated higher position within the street to the dwellings sited towards the western side and rear elevations. The front of the site has relatively open access with a lawn area with a low level fence separating the common boundary to No.1 Wilton Close, to the western side is an open garden sited behind hedging separating the site from the adjacent footpath and towards the rear of the site is a driveway that slopes down from the garage. There is a high level wall separating the western side and rear elevations of the dwelling from the streetscene. There is off road parking for up to one vehicle in the garage within the dwelling and up to two vehicles on the driveway.

Proposed Development

The application seeks consent for an extension to the front porch and a two storey side extension. The application also seeks consent for a boundary fence and gate.

The application has been amended during the application process through the removal of a flue, the reduction of the width of the two storey side extension by 1.5m and the alteration of the alignment of the proposed windows on the front elevation.

Any Constraints Affecting the Site

Nene Valley Nature Improvement Area (NIA) Boundary

4.0 Consultation and Customer Impact

Desborough Town Council

Original response objected to the proposed development being out of character with the street, building would be an almost new house so it would appear as terrace rather than semi-detached property and possible privacy issue to the neighbouring property.

No objections following the amended plans. The windows on the extension could have matched the existing dwelling.

Neighbours

7 objections from neighbouring properties were received on the original plans with objections to the following issues:

- Overdevelopment of the size of the dwelling, with almost doubling the dwelling
- The increase in size would appear as a terrace rather than semi-detached
- Visually dominant, intrusive, oppressive, overbearing and out of character within the streetscene and estate
- Loss of open and spacious character
- The building line would be altered in Wilton Close
- Windows on the side elevation would be too small and out of character with the streetscene
- Flue would be visually dominating, ugly feature and would introduce an industrial appearance
- Change in contour would make the side elevation more visually dominating, overlooking to neighbours and the amount of brickwork to the side elevation would be bleak to the streetscene
- Highway safety issue with the reduction in visibility to the other dwellings in Wilton Close
- There is potential for the works to become a separate unit
- Loss of light from landing window to No.3 Wilton Close
- Loss of property value in locality

Following the amended plans 5 further objections from neighbouring properties were received (4 no. of which were from original objectors) in which there was an additional objection of:

- Overlooking to the garden and to the kitchen when the door is open for No.21 Wilton Close

5.0 Planning Policy

National Planning Policy Framework

Policy 1. Presumption in Favour of Sustainable Development

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 an extension to the front porch, a two storey side extension and boundary fence and gate.

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

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

The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

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.

No. 2 Wilton Close is a two-storey semi-detached dwelling occupying a corner plot in the northern end of Wilton Close. It sits level with the build line of the eastern neighbouring property No.1 Wilton Close.

The proposed extension to the front porch would be a similar depth, height and roof pitch to the front porch on the adjoining neighbouring property, No.1 Wilton Close. The proposed extension of the front porch would remain a modest 1m depth from the main dwelling. Materials used in the construction would match with the existing dwelling. Materials can be secured by condition.

The proposed two storey side extension would be sited approximately 3.2-10.2m from the footpath to the side of the site. The extension would continue to have a gable roof design of the same ridge height and eaves height as the existing main roof. The proposed first floor window would be aligned with the proposed ground floor front window. The proposed windows on the rear elevation would be in keeping with the size of other windows on the rear elevation. The proposed side windows would be secondary windows or serve the WC room and therefore it is acceptable to be narrow in size to be subservient in comparison to the windows on the main elevations. The proposed narrow side windows add interest to the side elevation rather than create a blank flank wall. Materials used in the construction would match with the existing dwelling. Materials can be secured by condition.

The proposed opening with the proposed first floor rear window serving the bathroom would be a similar sized window to other windows that are on the dwelling. The proposed window would be sited central to the existing rear extension below the proposed window.

The surrounding properties within the street for the frontage of the dwelling are predominantly two storey semi-detached dwellings and single storey bungalows. The surrounding properties within the street to the side and rear of the dwelling are predominantly two storey detached and semi-detached dwellings. Although the extension would be set at a slightly higher ground level relative to street level and would result in a larger dwelling in the context of these properties, it is not considered to be overly large or unduly overbearing on the street scene, given the positioning of the extension on the western side, it would be set away from the neighbouring properties and there would remain an adequately open appearance with an adequate gap from the building to the footpath. The building line at the front elevation would not be altered and the building line along the cul-de-sac would be a similar set forward compared to what neighbouring semi-detached properties get on the route up the street to the application site.

There has been some development within the existing street scenes with extensions at No's 1, 6, 11, 13, 14, 15 and 16 Wilton Close.

The proposed 1.8m high boundary fence and 1.8m high fenced gate would be sited 8.4-14m from the adjacent footpath. The existing wall would border the proposed gate up to the garage at the rear of the site. The boundary hedging would remain alongside the footpath to the east of the site to assist in softening the appearance of the newly proposed fence and extension. Adequate garden land would remain on the site. Attached is a condition securing the implementation of the boundary fencing. Given there is already hedging to the boundary site and two tall trees within the site then there would be limited change to the existing visual appearance of the cul-de-sac.

Therefore the proposal is not considered to impact adversely upon the character of the local area to any significant extent and is in accordance with Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy.

3. Residential Amenity

Along with seeking development to respect the character of an area, Policy 8 of the JCS seeks development to prevent harm to residential amenities of neighbouring properties, by reason of overbearing, loss of light or overlooking.

The proposed extension to the front porch would be sited on the opposite end of the existing front porch away from No. 1 Wilton Close. The proposed front porch would be sited approximately 4m from the adjoining neighbouring property, No. 1 Wilton Close. The proposed porch would be a modest 1m in depth, the proposed height would be in keeping with the height of the front porch on No.1 Wilton Close and given the separation distance and existing boundary fence in the front garden then there would be limited impact to the amenity of the neighbouring occupiers at No.1 Wilton Close. The proposed two storey side extension, new first floor rear window and boundary fence and gate would be sited opposite this neighbouring property.

The proposed extension to the front porch would be sited away from the neighbouring occupiers at No.3 Wilton Close. The proposed two storey side extension would be sited 10m from the neighbouring occupiers at No.3 Wilton Close. The existing garage which borders the common boundary would remain. No.3 Wilton Close has an obscure glazed first floor side window facing the application site so there would be no loss of privacy from the proposed windows on the dwelling. Given the separation distance and the garage is on the common boundary then there would be no overbearing impact or loss of light from the proposed development to this neighbouring property.

The proposed single storey extension to the front porch and the proposed two storey side extension would be sited approximately 13.5-30m to the neighbouring properties No's 15, 16, 17, 18, 19, 20 and 21 Wilton Close, whom enjoy good separation from the proposed extension by virtue of the highway and front gardens which guards against any potential overlooking.

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. 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.

Comments on other points raised by proposal

There is only one proposed front door and one proposed internal staircase so it is clear that the proposals are purely for extensions and alterations to the existing dwelling and that it is unlikely that the proposed development would be a separate unit at a later stage (separate planning permission would be required).

The potential loss of property value in the locality is not a material consideration for

planning.

Conclusion

Subject to conditions requiring materials to match the main dwellinghouse, the proposal complies with policies in the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

30/06/2017

Natalie Westgate, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: