

BOROUGH OF KETTERING

Committee	Full Planning Committee - 18/07/2017	Item No: 5.6
Report Originator	Natalie Westgate Senior Development Officer	Application No: KET/2017/0398
Wards Affected	All Saints	
Location	140 King Street, Kettering	
Proposal	Full Application: Extend outbuilding for use as annexe	
Applicant	Mr A Forsey	

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 plan number's 01, 02A, 03A, 04, KET/2017/0398/1 and KET/2017/0398/2.

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 outbuilding.

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

4. The window on the western side elevation shall be glazed with obscured glass in accordance with Plan Number 02A and thereafter shall be permanently retained in that form.

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

5. The extension hereby permitted shall not be occupied other than as part of the single residential use of the dwelling known as No.140 King Street.

REASON: The unit of accommodation is not of a satisfactory standard to be occupied separately from the main dwelling in the interests of amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no fence or other means of enclosure permitted by Class A of Part 2 of Schedule 2 of the Order shall be erected on the application site.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

7. Prior to the first occupation of the development the close boarded fencing surrounding the outbuilding as illustrated on plan number KET/2017/0398/2 received 06/07/2017 shall be removed.

REASON: To ensure that the annexe is not separated from the main dwelling in the interests of safeguarding the residential amenity of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2017/0398

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

3.0 Information

Relevant Planning History

None

Site Visit

Officer's site inspection was carried out on 14/06/2017 and 03/07/2017.

Site Description

The application site is located within the centre of Kettering, within the designated town boundary and within an established residential area.

The application site consists of No. 140 King Street which occupies the plot in the south-eastern end of King Street. The surrounding properties within the street are predominantly two storey terraced dwellings and are of similar designs and finishes.

No. 140 King Street is a two storey terraced dwelling constructed from primarily red brick with a gable roof finished with brown concrete tiles. The windows are white uPVC. There is a single storey outbuilding situated to the rear of the rear garden.

To the rear there is a good sized garden that sits on slightly lower ground level than the main dwelling. There is on-street parking outside the dwelling.

Proposed Development

The application seeks consent for the extension of an outbuilding and it's conversion into an annexe to be used by a family member of the occupiers of No.140 King Street. The annexe is sited within the rear end of the rear garden.

The annexe would measure 69m long by 46m wide and at a maximum height of 4.5m (ridge) and 2.5m (eaves). The annexe would be constructed in brick and consist of a tiled roof.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Neighbours

Two objections were received from neighbouring properties concerning:

- Increase in parking
- Increase in bins
- Increase in noise levels
- Overlooking into the garden at No.144 King Street
- The side wall is owned by No.144 King Street so there is concern of fire escape routes being through No.144 King Street
- The chimney on the outbuilding is on the outbuilding on land owned by

No.109 Regent Street

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

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

1. Principle of Development

The application seeks the extension and conversion of an outbuilding into an annexe to be used by a family member of the occupiers of No.140 King Street.

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 proposed annexe would remain ancillary in terms of its use to the main dwelling. A condition is attached to ensure the use remains ancillary to the main dwelling in the interests of amenity to neighbouring properties.

There is currently close boarded fencing separating the annexe from the main dwelling at No.140 King Street and it has been agreed with the agent for this fencing to be conditioned to be removed and permitted development rights shall be taken away in respect of fencing to ensure that the annexe is related to the main dwelling and it does not become a separate unit. It would only be accessible via the main dwelling and its King Street entrance.

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. 140 King Street is a two-storey detached dwelling to the south-eastern side of King Street. The outbuilding is situated to the rear of the rear garden and it is currently attached to an outbuilding on the neighbouring property, No.109 Regent Street.

The proposed extension to the outbuilding would be no wider than the existing outbuilding facing northwards towards the dwellings at King Street, albeit the structure would be brick rather than the current mixture of structures consisting of light-weight materials on the current lean-to addition adjacent to the brick outbuilding. The proposed extension would be infill development to the rear of the outbuilding. The mono-pitch roof would be replaced with a dual pitched roof which would increase the height of the roof by 0.5m. However, as the proposed roof would be dual-pitched it would reduce the bulk away from the neighbouring properties common boundaries. Given there is a range of designs and roof heights to the surrounding outbuildings, the proposed extension to the outbuilding would have limited impact upon the character and appearance of the locality. Materials can be secured by condition to ensure it would be in keeping with the materials within the locality.

Given the use is ancillary to the main dwelling and limited in scale then there is no requirement for the provision of additional refuse facilities or an increase in parking provision.

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 the residential amenities of neighbouring properties, by reason of overbearing, loss of light or overlooking.

The proposed works would be in the rear of the rear garden so sited away from the neighbouring properties. There would still be a window on the front elevation. There would be a frosted glazed window on the side elevation and high level rooflights so therefore there would be no overlooking into neighbouring gardens. There is a condition for the side window to be obscure glazed.

The proposal would result in an increase in site activity with an increase in comings and goings down the rear garden. This would result in an increase in noise but it would only be expected to be an increase of 1 person given the limited scale of the outbuilding and it would be ancillary to the main dwelling so it would

only marginally increase the footfall from the existing situation so therefore it would not be likely to have a detrimental effect on the amenity of the residents living in nearby dwellings.

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.

Comments on other points raised by proposal

The plans were amended to show the chimney remains as the chimney makes up part of an outbuilding situated within No.109 Regent Street to the south.

There is an entrance/exit to the site facing No.140 King Street. There is no requirement for changes to occur to the side wall to No.144 King Street resulting from this application but if there were any changes to the side wall then this would be a civil matter between neighbours through the Party Wall Act rather than a planning consideration.

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:

5/7/2017

Natalie Westgate, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: