

BOROUGH OF KETTERING

Committee	Full Planning Committee - 18/07/2017	Item No: 5.7
Report Originator	Collette Panther Assistant Development Officer	Application No: KET/2017/0411
Wards Affected	Barton	
Location	22 Fitzwilliam Drive, Barton Seagrave	
Proposal	s.73A Retrospective Application: Single storey side and rear extensions and insertion of 2 no. rooflights	
Applicant	Mr M Dainty	

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 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.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown on the table below.

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/2017/0411

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

3.0 Information

Relevant Planning History

KET/2016/0912 – Single storey side and rear extension – Approved 17/08/2016

Site Visit

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

Site Description

The application site comprises a detached bungalow constructed with a mix of red and buff bricks and a pitched roof which has recently been replaced with light grey tiles. The site is surrounded by residential properties and is set on land which is relatively even. Furthermore, the dwelling is set approximately 5m back from the highway. There is a driveway to the front providing off road parking for approximately 3 no. cars and a narrow pedestrian to the west which provides access to the rear garden. Boundary treatment is present to all boundaries except to the highway due to the undertaking of existing development. Existing features include a small front porch and partial construction of the extensions approved under the above mentioned planning application.

The area is characterised by a mix of house types although on this side of the road properties comprise bungalows which are set back from the highway with provision of off road parking to the front. There are additions visible within the street scene from the public realm.

Proposed Development

This application seeks full planning permission for the erection of a single storey side and rear extension with 2 no. rooflights.

This application is a revision to KET/2016/0915 (the original planning permission granted for the single storey side and rear extensions). The revision sought through this application is the addition of 2 no. rooflights, 1 no. to the east and 1 no. to the west elevations, which is the only consideration this application will detail.

When the officer's site visit was undertaken it was noted that the rooflights had been installed, although the east facing window was covered up with plastic sheeting.

Any Constraints Affecting the Site

None

Consultation and Customer Impact

Parish Council

No objection received 19/06/2017.

Neighbours

Objection on the ground of *loss of privacy and overlooking* received from no. 20 Fitzwilliam Drive on 05/06/2017.

5.0 Planning Policy

National Planning Policy Framework

Core Principles

Chapter 7: Requiring good design

Development Plan Policies

North Northamptonshire Joint Core Strategy 2016

Policy 1: Presumption in favour of Sustainable Development

Policy 8: North Northamptonshire Place Shaping Principles

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. The principle of development
2. Design and impact on the street scene
3. Impact on residential amenity

1. The principle of development

Policy 8 of the adopted NNJCS (July 2016) seeks a high standard of design which respects and enhances the character and visual appearance of the surrounding area and protects residential amenity by not resulting in *unacceptable impact caused by means of noise, vibration, smell, light or other pollution, loss of light or overlooking*. 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.

This application seeks retrospective approval for the insertion of 2 no. rooflights within the extension approved through KET/2016/0912. All other aspects of the development have been considered and approved under the above mentioned application, as a result rooflights will be the only consideration for this application.

Subject to consideration being given to the impact of the rooflights, having an acceptable impact on the character and appearance of the area and residential amenity, in conjunction with ensuring its compliance with National & Local policies, detailed above, the principle of development is considered to be acceptable.

2. Design and impact on the street scene

Chapter 7 of the NPPF requires development to be of a good design, this is echoed by Policy 8(d)(i) of the JCS which requires new development to *respond to the site's immediate and wider context and local character*.

Due to the location of the rooflights only that located on the eastern roof plane will be visible from the public realm, this window is positioned towards the rear of the property, a significant distance back from the highway. Furthermore, rooflights can be seen elsewhere in the street scene. As a result, it is considered that the rooflights will not be out of keeping, nor will they cause harm to, the character of the area.

Provided the facing materials used are brick to match those on the existing dwellinghouse the proposal will not adversely affect the character and appearance of the existing dwellinghouse and due to its location will not adversely impact upon the character and appearance of surrounding development or the wider street scene.

Overall, and subject to a condition requiring materials to be matching brick to those on the existing dwelling, the proposal accords with Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy in that the new development responds to the site's immediate and wider context and local character.

3. Impact on residential amenity

Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy seeks to protect amenity by new development *not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area*.

The rooflights are positioned in the east (facing no. 20) and west (facing no. 24) roof planes of a vaulted ceiling and, at the lowest point, will be set 3.2m above floor level. As a result, it is considered that amenity to neighbouring properties will not be adversely harmed by loss of privacy nor any existing situation made worse.

Furthermore, it is worth noting that rooflights could be installed without the need for prior planning permission under Class C, Part 1, Schedule 2 of the General Permitted Development (England) Order 2015 upon completion of the extension.

Due to the high level of the rooflights is considered to accord 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 amenity to neighbouring properties.

Conclusion

Subject to a condition requiring materials to match it is considered that the proposal accords with policies set out in the Development Plan and no other material planning considerations outweigh this, therefore the proposed development is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Collette Panther, Assistant Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date:

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