

BOROUGH OF KETTERING

Committee	Full Planning Committee - 18/07/2017	Item No: 5.8
Report Originator	Natalie Westgate Senior Development Officer	Application No: KET/2017/0415
Wards Affected	Rothwell	
Location	6 Gibbons Drive, Rothwell	
Proposal	Full Application: First floor side and two storey rear extensions	
Applicant	Mr W Houghton	

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 KET/2017/0415/1 and plan number 17/5/1.

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.

Officers Report for KET/2017/0415

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

3.0 Information

Relevant Planning History

KET/2014/0045 – Extension to extend beyond the rear wall of the original property by 4m with a maximum height of 3.8m and eaves height of 2.6m – No objection

Site Visit

Officer's site inspection was carried out on 05/06/2017.

Site Description

The application site is located to the east of Rothwell within the designated town boundary and within an established residential area which was built in the late 1970's.

The application site consists of No. 6 Gibbons Drive which occupies the plot in the southwestern corner of Gibbons Drive. The surrounding properties within the street are predominantly two storey semi-detached and terraced dwellings and are of similar designs and finishes. There has been some development within the existing street scene with extensions at No's 1 and 5 Gibbons Drive and recent planning permission at No.7 Gibbons Drive.

No. 6 Gibbons Drive 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 and there is a single storey garage on the eastern side elevation.

The site enjoys a slightly lowered position within the street. The front of the site has open access with a lawn area and driveway that slopes down towards the garage. There is off road parking for up to one vehicle in the garage within the dwelling and up to two vehicles on the driveway.

To the rear there is a good sized garden that sits on slightly lower ground level than the main dwelling. Close boarded fencing surrounds the garden on all sides of the boundaries.

Proposed Development

The application seeks consent for a first floor side extension above the existing garage to provide a larger bathroom. The application also seeks consent for a two storey rear extension to provide an additional bedroom at first floor level and a larger dining room at ground floor level.

Any Constraints Affecting the Site

Nene Valley Nature Improvement Area (NIA) Boundary

4.0 Consultation and Customer Impact

Rothwell Town Council

No objection

Neighbours

Objection received from 5 Gibbons Drive

Objections regarding the detrimental effect to the streetscene, setting precedence for development over garages within this side of the street, extending beyond the rear building line, an overbearing impact and potential loss of light.

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
4. Nene Valley Nature Improvement Area

1. Principle of Development

The application seeks the erection of a first floor side extension and a two storey rear extension.

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. 6 Gibbons Drive is a two-storey detached dwelling occupying a corner plot to the southwest of Gibbons Drive. It sits level with the build line of the western neighbour No. 5 Gibbons Drive.

The proposed first floor side extension would be sited above the single storey garage, being of a reduced width and set back from the front of the garage by approximately 4.4m, with a gable roof design of the same pitch and eaves height as the existing main roof. The extension would maintain the same roof ridge line but at a much lower ridge height than the host dwelling in order to remain subservient 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 rear extension would be set off the common boundaries and would be 4.1m deep. It is not uncommon for properties to be extended to different rear building lines and indeed it would not be visible from the streetscene where building lines are considered important elements. The proposed roof would be pitched. The extension would have a lower ridge height than the host dwelling in order to remain subservient from the main dwelling. The proposed roof would be pitched and hipped so it would reduce the bulk away from the neighbouring property of No.5 Gibbons Drive. Materials used in the construction would match with the existing dwelling. Materials can be secured by condition.

The southern side of Gibbons Drive consists mainly of semi-detached and terraced two-storey dwellings and the street width is broad. Although the extension 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 eastern side, set away from the neighbouring properties on the southern side of Gibbons Drive.

There has been some development within the existing street scene with extensions at No's 1 and 5 Gibbons Drive and recent planning permission for a first floor side extension over the garage at the dwelling opposite the site at No.7 Gibbons Drive.

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 first floor side extension would be sited above the garage located along the eastern elevation of the existing dwelling and set approximately 1m from the adjoining neighbouring property, No. 5 Gibbons Drive. The occupants of No.5

Gibbons Drive have submitted objections. No.5 Gibbons Drive has no side windows facing the application site. The proposed first floor extension would not extend further back in depth than the existing dwelling, would be set at a lower height and would be set off the common boundary by 1m so there would not be a significant overbearing impact to warrant refusal of the application.

The proposed two storey rear extension would be sited approximately 2.5m from the adjoining neighbouring property, No. 5 Gibbons Drive. Given the separation distance and the boundary treatment with this neighbouring property comprises of approximately a 1.8m fence, which further helps guard against potential amenity concerns of overbearing impact with respect to the two storey rear extension.

The orientation of the site to No.5 Gibbons Drive, which is such that any overshadowing would be restricted to this neighbour's garden area and could only occur during morning hours, and the separation distance from the proposed extensions ensures that there will not be a harmful loss of light so as to prejudice the amenities of neighbouring occupiers, particularly given the subservient height of the extension compared to the main dwelling and its hipped roof design.

The proposed first floor side extension would be sited approximately 39m to the south of the neighbouring properties No's 7 and 8 Gibbons Drive whom enjoy good separation from the proposed extension by virtue of the highway and front gardens which guards against any potential overlooking.

No.15 Catesby Road is sited further back than the application site. The proposed two storey rear extension would be sited approximately 5.5m from the common boundary to the neighbouring property, No.15 Catesby Road. Given the separation distance and an adequate high fenced boundary treatment with this neighbouring property, there are no concerns of an overbearing impact from the two storey rear extension to this neighbouring property. The proposed first floor side extension would be sited opposite to No.15 Catesby Road.

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.

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: 29/06/2017

Contact Officer:

Natalie Westgate, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: