

BOROUGH OF KETTERING

Committee	Full Planning Committee - 22/08/2017	Item No: 5.4
Report Originator	Louisa Johnson Development Officer	Application No: KET/2017/0351
Wards Affected	St. Peters	
Location	71 Northampton Road, Kettering	
Proposal	Full Application: Two storey side and single storey rear extensions	
Applicant	Mr & Mrs J Seamarks	

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 amended plan numbers Proposed Elevations & Floor Plans NR/02B received by the Local Planning Authority on 18/07/17, Location Plan KET/2017/0351/1A and Block Plan KET/2017/0351/2A received by the Local Planning Authority on 25/05/17.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: Details of materials are necessary prior to the commencement of development in the interests of the visual amenities of the area in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

4. The windows serving bathrooms / shower rooms / WC's shall be glazed with obscured glass and shall be non-opening below 1.7m above internal floor level 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 North Northamptonshire Joint Core Strategy.

5. 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 additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the eastern and western elevations or roof plane of the building.

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

Officers Report for KET/2017/0351

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

3.0 Information

Relevant Planning History

KET/2017/0214 – Two storey side extensions and single storey rear extension – Refused 11/05/17

KET/2015/0651 - Two storey side and single storey rear extension – Approved 23/09/15

KET/2005/0980 - First floor side and single storey rear extensions and attached double garage. Two metre high fence to front boundary - Refused

Relevant Adjacent Planning History

69 Northampton Road

KE/04/0319 - Single storey rear extension: Conservatory – Approved 12/05/04

KE/90/1114 – Side, front and rear extension – Approved 14/02/91

73 Northampton Road

KET/2010/0085 - Second, first and ground floor rear extensions – Approved 15/04/10

Site Visit

Officer's site inspection was carried out on 4 April 2017.

Site Description

This application site is situated to the west of Kettering within close proximity to the town centre. It comprises a hipped roof detached dwelling, set back from the highway with a large area for parking, within a large plot benefitting from a significant rear garden along Northampton Road.

Proposed Development

The application is for the erection of a two x two storey side extensions with a raised roof and a single storey rear extension.

Any Constraints Affecting the Site

'A' Road

4.0 Consultation and Customer Impact

Neighbours

Two letters of objection have been received, the first raised an objection on the grounds that the red line location was incorrect, the plan has been amended which overcomes this objection. The other letter of objection raises the following issues:

- The height of the rear extension adjoining 69 Northampton Road is excessive, this would be worsened as the properties are on a hill with the host dwelling being higher than no. 69. As a result the proposed two storey extension would be overbearing and would take light from no. 69.
- The rear balconies would result in overlooking of the garden of no. 69 and other nearby properties.
- The proposed side doors would overlook no. 69.
- The boundary fence is in poor condition and should be replaced.
- Due to the stepped nature of Northampton Road, care should be taken during construction and afterwards to ensure that the development does not result in ground instability.
- It is not clear how far the proposal would be from the boundary fence.

The final two points relating to the proximity of the extension to the boundary and ground stability can be addressed by condition. Given that this application is for extension it would be unreasonable to require the replacement of the boundary fence. As such it is considered this would be a civil matter between the objector and the owner of the site and not a planning matter.

5.0 Planning Policy

National Planning Policy Framework

Policy 7: Requiring Good Design

Development Plan Policies

North Northamptonshire Joint Core Strategy

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. Principle of Development
2. Impact on the character and appearance of the area
3. Residential amenity

1. Principle of Development

The application seeks the erection of two x two storey side extensions and a single storey rear extension with a roof extension to span across the proposed extensions.

Policy 8 of the adopted NNJCS (July 2016) seeks a high standard of design which respects and enhances the character and visual amenity of the surrounding area. 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.

Subject to detailed consideration of the impact of the extensions, having an acceptable impact on the character and appearance of the area and residential amenity, the development is considered acceptable in principle.

2. Impact on the character and appearance of the area

The site is located on Northampton Road, in a predominately residential area with a range of styles of dwelling, close to the town centre and train station.

The existing host property measures approximately 10.2m wide, 10.2m deep and 8.3m in height with a pitched roof.

The proposal includes four elements:

- A two storey and single storey side extension to the eastern side of the property, the two storey element measuring approximately

3.5m wide, 12m deep and 7m in height; the single storey element would extend a further 5.7m and 3.8m in height. The extension would measure 17.7m in depth in total.

- A two storey side and single storey side extension to the western side of the property, the two storey element measuring approximately 3.1 wide, 12m deep and 7m in height; the single storey element would extend a further 5.7m and 3.8m in height. The extension would measure 17.7m in depth in total.
- A single storey rear extension measuring approximately 4.7m deep, 5.8m wide, and 2.8m in height, 3.3m in height including a roof lantern.
- A roof extension to span over the proposed extensions.

These proposals would result in a dwelling of 13.9m wide, 17.7m deep at the deepest point narrowing to 13.8m deep and 7.9m in height.

The proposal has substantially reduced the depth of the two storey elements and simplified the front elevation, compared to those proposed under the recently refused application KET/2017/0214. Revisions through this application have reduced the bulk of the roof and overall height of the proposal to the benefit of the scheme.

Given the size of the plot and as there are a number of substantial properties on Northampton Road, it is considered that the plot can accommodate a substantial property.

Whilst the proposed extensions would not be subservient to the host property, it is considered that the resulting dwelling would be acceptable in the Northampton Road street scene.

Overall the proposal will have an acceptable impact on the character and appearance of the area and accords with the relevant parts of Policy 7 (NPPF) and Policy 8 (NNJCS).

3. Residential amenity

Policy 8 of the NNJCS requires that development does not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking.

Impact on 69 Northampton Road

The site shares a side boundary with 69 Northampton Road which is set lower than the site, the block plan is inaccurate as this property has been extended and has a substantial two storey and single storey element that

extends close to the boundary with no. 71.

The proposal would not break the 45 degree line for the majority of the rear elevation of no. 69. The proposal would break the 45 degree line for a small part of the rear conservatory and for the majority of the side extension. However the side extension affected is largely the roof and whilst some light would be lost to the conservatory it is not considered that this would be so significant as to be detrimental.

As no. 69 is lower than the site the proposals would be more visible, however the two storey element has been reduced in depth sufficiently to mitigate any overbearing impact and it is considered that the single storey element would not be high enough to be overbearing. As such it is considered that the proposal would not have a detrimental impact on 69 Northampton Road.

Impact on 73 Northampton Road

The site shares a side boundary with 73 Northampton Road, which is higher than the site; the block plan is inaccurate as it does not show a first floor extension and single storey extension constructed at the property.

The single storey element is approximately 0.4m off the boundary with the site and consists of a dining / living room which is lit by a glazed roof and French doors in the rear elevation; and there is a bedroom at first floor level adjacent to the boundary.

The proposed two storey extension adjacent to this boundary would not break the 45 degree line in plan or elevation for the single storey element at no. 79. The proposed extension would break the 45 degree line in plan but not in elevation for the first floor bedroom. Therefore the amended scheme would not result in a significant loss of light to these habitable rooms.

Whilst the proposed extensions are still large, it is considered that the two storey element has been reduced in size sufficiently to mitigate any overbearing impact, this further mitigated by the difference in ground levels. As such it is considered that the proposal would not have a detrimental impact on 73 Northampton Road.

Other properties

The site shares a rear boundary with 2 Greenhill Avenue and 14 Greenhill Road, and a side boundary with 2 and 12 Greenhill Avenue. Due to the

depth of the plot, a substantial separation distance is maintained with these properties. Therefore it is considered that the proposal would not have a detrimental impact on 2, 12 and 14 Greenhill Road and 2 Greenhill Avenue.

The proposal would have a detrimental impact on the amenity of 69 and 73 Northampton Road by way of loss of light and an overbearing structure which dominates views from these properties contrary to policy 8 of the NNJCS.

Conclusion

The proposal is acceptable in principle and in terms of its impact on the character and appearance of the area and on residential amenity. Subject to conditions the proposed development is acceptable and recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Louisa Johnson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: