

BOROUGH OF KETTERING

Committee	Full Planning Committee - 22/08/2017	Item No: 5.7
Report Originator	Louisa Johnson Development Officer	Application No: KET/2017/0444
Wards Affected	St. Peters	
Location	79 Windermere Road, Kettering	
Proposal	Full Application: Single storey side and rear extensions with loft conversion	
Applicant	Mrs C Robinson	

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 plan numbers Location Plan KET/2017/0444/1 received by the local planning authority on 27/06/17; Existing & Proposed Elevations 021B and Site Plan, Location Plan, Proposed Ground Floor Plan and First Floor Plan 020A received by the local planning authority on 04/08/17.

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

3. 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/2017/0444

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

3.0 Information

Relevant Planning History

KET/2013/0004 - Alterations to roof height to create a one and a half storey dwelling. Withdrawn 26/02/2013.

KET/2013/0241 - Alterations to roof height to form one and one half storey dwelling. Approved 07/06/2013.

KET/2014/0368 – Extension to rear and alterations to roof height to form one and a half storey dwelling – Approved 09/09/2014

KET/2014/0828 - KET/2014/0368 (Extension to rear and alterations to roof height to form one and a half storey dwelling): Amended window details and roof pitch – Approved 23/12/2014.

Site Visit

Officer's site inspection was carried out on 18 July 2017.

Site Description

The application property is a detached bungalow located on the western side of Windermere Road, within a residential area to the west of the town centre. The dwelling has brick and pebble dashed elevations, interlocking concrete roof tiles, white upvc windows and a hipped roof. The dwelling to the south of the site is single storey and detached and has a recent single storey extension spanning the rear elevation. No. 81 to the north is a one and a half storey property with a dormer on the front elevation and a substantial rear extension at first floor level.

The property is set within a generous plot with a substantial rear garden which is over 30m in depth and is bounded by a 1.8m fence. There is a large driveway running the length of the northern boundary of the site providing off road parking for a number of vehicles.

Proposed Development

The application is for the erection of a one and half storey rear extension, a single storey side extension and a roof extension with a rear dormer window.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Neighbours

One letter of objection has been received, the following points were raised;

- The plans are inaccurate as they do not show the garage at the rear of the property.
- The proposed dormer window would result in overlooking to velux windows in the roof slope of no. 77, resulting in a loss of privacy.
- The proposed structure would be overbearing to no. 77.
- The repositioning of the bathroom would result in grounds works close to the boundary and potentially on land belonging to no. 77.

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
4. Comments on other points raised by proposal

1. Principle of Development

The application seeks the erection of a one and a half storey rear extension, a single storey side extension, a roof extension and a rear dormer window

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 and dormer, 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 Windermere Road, in a predominantly residential area.

The proposal seeks to raise the roof level of the current bungalow to incorporate a first floor extension with a rear dormer. To the rear of the property a 1.5 storey extension would provide additional floorspace at ground and first floor and a single storey side extension would provide additional floorspace on the ground floor. The proposal includes four elements:

The roof extension would increase the height and width of the roof to 11.9m wide and 5.8m in height.

The proposed rear extension would measure approximately 7.7m wide, 3m deep and 5.8m in height with a pitched roof which includes the roof extension.

The single storey side extension would measure approximately 3.5m wide, 15.2m deep and 3.8m in height with a pitched roof.

The proposed dormer would be located on the rear of the proposed new roof and would measure approximately 2m wide, 3m deep and 2m in height with a pitched roof.

The site is located on the western side of Windermere Road in an area that is characterised by bungalows, some of which include front dormers. The eaves height of the front elevation would remain unaltered whilst the ridge height would be increased from 5.1m to 5.8m with a hipped design.

The property would when viewed from the highway be in keeping with surrounding development, the majority of which is comprised of detached bungalows with full width gabled roofs. The dwelling would still appear as a bungalow with a dormer when viewed from the public realm and would be in keeping with the locale and the adjacent property to the north at no. 81 which features a front dormer. The height of this proposal at 5.8m is consistent with

that approved through applications KET/2013/0241 and KET/2014/0368.

The footprint of the building would be enlarged through this proposal with the introduction of the extensions to the rear and side of the property. The site is set back from the highway and the scale and mass of the development proposed would not be visually dominant when viewed from the public realm. Limited views are afforded to the north west elevation of the property and the increase in height to rear of this elevation, will have little or no impact on the overall character of the dwelling or the wider street scene. The siting of the dwelling set back in the plot ensures that the alterations proposed to the rear elevation will be screened from the public realm.

In conclusion it is considered that the appearance, scale and mass of the proposed alterations to create a one and a half storey dwelling respect the scale, style and character of the surrounding area and will be compatible within the wider 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.

The site shares a side boundary with 77 Windermere Road which is set close to the boundary. The proposed one and half storey rear extension would be approximately 0.6m off the boundary with no. 77 and this component would not extend beyond the rear elevation of no. 77. Whilst the proposed side extension would extend beyond the rear elevation of no. 77 by 4.4m, this component would be approximately 8.4m away from the boundary with no. 77

As such it is considered that whilst the proposal would increase the height of the bungalow by 0.7m and some elements would extend beyond the rear elevation of no. 77, it would not result in an overbearing structure to no. 77.

The occupants of no.77 have objected on the grounds that the proposed dormer would result in overlooking of the velux windows in the roof at no. 77. However, the proposed dormer window would be set 7.4m from the side elevation of no. 77, in addition due to the position of the dormer in relation to the velux windows in the side roof slope of no. 77 it is considered that there would be limited views of the roof slope of no. 77 which is further mitigated by the separation distance.

Therefore it is considered that the proposal would not have a detrimental impact on 77 Windermere Road.

The site shares a boundary with 81 Windermere Road, the proposed side extension would be approximately 0.5m from the boundary with no. 81 and 5m from the side elevation of no. 81. Given this separation distance it is considered that the proposal would not have a detrimental impact on 81 Windermere Road.

The site shares a rear boundary with 96 Gipsy Lane, the proposed extensions would be approximately 24.4m from the rear boundary with no. 96. As such it is considered that the proposal would not have a detrimental impact on 96 Gipsy Lane.

There will be no unacceptable impact on the amenity of neighbouring residents, subject to a condition controlling hours of construction, through this proposal and it is therefore considered that the development is in accordance with policy 8 of the NNJCS.

4. Comments on other points raised by proposal

The letter of objection raised two other points, firstly that the plans are inaccurate as the garage at the end of the plot is not shown, however the garage is existing and does not form part of the proposals therefore it is not necessary to show this on the plans to allow an assessment to be made and the applicant has confirmed that they have no intentions of using the garage as anything other than an outbuilding. Secondly, that the relocation of the bathroom at the property would require ground works on or near to land owned by no. 77, however this would fall under the Party Wall Act and as such is a civil matter to be resolved between the two parties.

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:

Previous Reports/Minutes

Ref:

Date:

Louisa Johnson, Development Officer on 01536 534316