

BOROUGH OF KETTERING

Committee	Full Planning Committee - 19/09/2017	Item No: 5.4
Report Originator	Louisa Johnson Development Officer	Application No: KET/2017/0575
Wards Affected	St. Peters	
Location	Moonbeam Cottage, 17 Westhill Close, Kettering	
Proposal	Full Application: Shed to rear	
Applicant	Mrs D Galluzzo	

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 plans and details submitted with the application Location Plan 1 of 4, Block Plan 5, Site plan 2 of 4, Elevations 3 of 4 and Elevations & Floor Plan 4 of 4 received by the local planning authority on 27/07/17.

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/2017/0575

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

3.0 Information

Relevant Planning History

KET/2017/0407 – Shed to Rear – Approved 24/08/17

KET/2012/0269 – Single Storey dwelling – Approved 22/06/12

Site Visit

Officer's site inspection was carried out on 29 June 2017.

Site Description

The application site is a single storey detached bungalow with parking to the front and a side and rear garden on Westhill Close Kettering.

Proposed Development

The proposal is for the erection of a garden shed to the side of the property.

Any Constraints Affecting the Site

Permitted development rights were removed under permission KET/2012/0269

4.0 Consultation and Customer Impact

Neighbours

Two letters of objection have been received, the main points raised are as follows:

- The proposed shed would only be 1m from 19 Westhill Close.
- There is already a large concrete base at the site that would be unnecessary for a shed of this size, the base has three access conduits for services which seems unnecessary for a garden shed.
- The proposed shed would be close to the boundary of 21 Westhill Close and would be detrimental to the privacy of no. 21.
- The presence of the shed close to the boundary with no. 21 may cause water damage to the fence from runoff coming off the shed.
- The original permission removed permitted development rights to prevent any additions.

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 a garden shed. The site has permission for a smaller garden shed, granted under permission KET/2017/0407.

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.

An objection was raised on the grounds that permitted development rights were removed by permission KET/2012/0269 to prevent any additions. However the removal of permitted development rights does not preclude the submission of an application for development and any such application must be considered on its merits. Therefore it is considered that the removal of permitted development rights in of itself is not a reason for refusal and the application must be considered on its own merits.

Subject to detailed consideration of the impact of the shed, 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 Westhill Close, in a predominately residential area.

The proposed shed would measure approximately 3.5m long, 2.4m wide and 2.4m in height with a sloping roof and 2.25m to the eaves. This is larger than the shed approved under permission KET/2017/0407 (1.9m long, 1.4m wide and 2.1m in height), however it is considered that this would still be of a domestic scale.

As such it is considered that the design of the proposed shed is considered to be an appropriate design for a garden shed and fit in with the style of the existing dwelling and would not be detrimental to the surrounding dwelling designs.

An objection has been raised on the basis that there is an existing concrete base on the site with services which is too large for the proposed shed. It was previously advised in the report for KET/2017/0407 that the concrete base existed on the site prior to the construction of the dwelling. However the applicant has since confirmed that the base was constructed at the same time as the dwelling. However, it is still considered that as this base has not been constructed recently it is considered that its presence is not relevant to the consideration of this application.

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 19 Westhill Drive, the proposed shed would be approximately 1m from the boundary with this property. The occupant of no 19 has raised an objection based on the proximity of the proposed shed to the house at no. 19.

The site shares a rear / side boundary with 21 Westhill Drive, the proposed shed would be approximately 1m from the boundary with no. 21. The occupant of no. 21 has raised an objection based on the proximity of the proposed shed to the boundary and possible damage from water runoff at no. 21.

However, the proposed shed would be a maximum of 2.4m in height. Therefore the majority of the shed would not be visible over the existing boundary fence which is at least 1.8m in height. It is considered that normal domestic use of a garden shed would not cause undue disturbance to neighbouring properties even with the proximity of the shed to the boundary. Therefore it is considered that the proposal would not have a detrimental impact on 19 and 21 Westhill Drive.

The site shares a side boundary with 16 Westhill Close, however the shed would be on the boundary and would not be visible from no. 16. Therefore it is considered that the proposal would not have a detrimental impact on 16 Westhill Close.

There will be no unacceptable impact on the amenity of neighbouring residents, through this proposal and it is therefore considered that the development is in accordance with 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:

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