

BOROUGH OF KETTERING

Committee	Full Planning Committee - 19/09/2017	Item No: 5.5
Report Originator	Alison Riches Development Officer	Application No: KET/2017/0591
Wards Affected	All Saints	
Location	184 Havelock Street, Kettering	
Proposal	Full Application: Single storey rear extension	
Applicant	Mrs S Holl	

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 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.

3. 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 Class A shall be made in the northeast or southwest elevations 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/2017/0591

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

3.0 Information

Relevant Planning History

None.

Site Visit

Officer's site inspection was carried out on 11/11/2015.

Site Description

The application site is located in an established residential area to the north of Kettering.

The application site is a two-storey red brick Victorian/Edwardian dwellinghouse with a concrete pantile roof located in the middle of a long terrace of properties. At the rear of the property there is a two-storey element perpendicular to the rear elevation, which is covered in cream render and was built at the same time as the original dwellinghouse. The windows are replacement casements in white PVCu. The doors are white PVCu.

The dwellinghouse fronts directly onto the back of the highway in Havelock Street with a shared alley way leading to a long narrow rear plot enclosed by brick boundary walls to the southwest and wooden panel fencing to the northeast..

Surrounding properties are a mixture of Victorian/Edwardian terraces.

Proposed Development

The proposal is for a single storey rear extension with a shallow dual pitched roof. The extension extends from the back of the existing dining room, with a 0.5 metre gap to the boundary wall with the adjoining neighbour at No.182 Havelock Street, and wrapping round the rear elevation of the existing dwellinghouse finishing 3.8 metres from the existing rear elevation. The full length of the rear, measured from the property's dining room is approximately 9 metres. The eaves height is 2.8 metres with a ridge height of 3.6 metres.

Any Constraints Affecting the Site

None.

4.0 Consultation and Customer Impact

Neighbours

182 Havelock Street

- Objection.
- The proposal will block some of the sunlight to the kitchen and lounge as I don't get much in there as it is at the moment.
- These old terraced houses are very close at the rear.

5.0 Planning Policy

National Planning Policy Framework

Policy 4. Promoting sustainable transport

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. The Principle of Development
2. Character and Appearance
3. Residential Amenity
4. Parking and Highway Safety

1. The Principle of Development

The application site is in an established residential area to the north of Kettering.

Policy 11 of the North Northamptonshire Joint Core Strategy directs development to existing urban areas and indicates that Kettering is a 'Growth Town' and, therefore, should provide a focal point for development.

Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and the highway network.

The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

2. Character and Appearance

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.

The proposed extension is not visible from the public realm in Havelock Street and as such will not adversely impact on the character and appearance of surrounding development or the wider street scene.

Although the proposal is not wholly reflective of the design of the existing dwellinghouse, it has been designed to address any impacts on the amenities of surrounding neighbours. Additionally, limitation A.1(g) of Class A of Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995, as amended (the GPDO), permits single storey rear extensions to extend beyond the rear elevation of a dwellinghouse by up to 6 metres and have an eaves height of no more than 3 metres within 2 metres of the site boundaries. As the rear elevation is stepped, the extension from the back of the existing kitchen is permitted development and the first 6m from the dining room is permitted development, therefore the majority of the proposal does not fall to be considered in design terms.

Provided the materials used match those on the existing building it is likely that the proposal will reflect the existing dwellinghouse and not have an adverse impact on the character and appearance of the existing dwellinghouse or surrounding development, which is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. 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 proposed side extension will finish approximately 0.5 metres from the boundary wall with the adjoining neighbour at No.182 Havelock Street, with the dwellinghouse orientated so that the rear garden faces southeast. This means that the side elevation of the proposal will face southwest.

The proposal is single storey with an eaves height of 2.8 metres and will be set away from the boundary wall by 0.5 metres. The roof has a maximum height of 3.6 metres but this is in the centre of the proposal away from the site boundary. The rear elevation is stepped and is 3.7m in length from the back of the existing kitchen and 9m in length from the back of the existing dining room.

Under Class A of Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995, as amended (the GPDO), single storey rear extensions are permitted to extend beyond the rear elevation of the dwellinghouse by up to 3 metres and have an eaves height of no more than 3 metres within 2 metres of the site boundaries. As the rear elevation is stepped, all bar 1m depth from the back of the existing kitchen is permitted development and the first 3m from the dining room is permitted development. Under limitation A.1(g) of Class A of the GPDO, extensions over 3 metres and up to 6 metres are permitted subject to consideration of the amenities of surrounding neighbours.

An objection has been received from the adjoining neighbour to the southwest at No.182 Havelock Street, stating that the proposal will block some of the sunlight to their kitchen and lounge due to the proximity of the dwellinghouses. The proposal is set away from the boundary wall with No.182 which is

approximately 2 metres high in this area and there is a 2 metre high single storey outbuilding in the neighbour's garden at the point where the boundary wall drops to 1 metre in height. In addition, due to the orientation of the existing dwellinghouse and its neighbours in relation to the path of the sun, the dining room window of the adjoining neighbour to the southwest at No.182 already experiences some loss of daylight and sunlight due to its northwest facing aspect. Although the proposed extension is large, it is single storey with a shallow pitched roof and its addition over and above the amount permitted by the GPDO will not lead to significantly more daylight or sunlight being lost to the neighbour's dining room window than is allowed for by the limitations of Class A of the GPDO.

No openings have been proposed on either side elevation and there are 5 no. roof lights, one above the kitchen area close to the existing dining room and the remaining four in the main body of the extension past the end of the existing built form. It is considered that the roof lights have been located such that they will not lead to any overlooking or loss of privacy from either the occupiers of the application site or from the neighbours at Nos. 182 and 186. A condition will be added to prevent any further openings in the northeast or southwest elevations. Future occupiers of the extension would be afforded outlook by virtue of large glazed French Doors proposed to its southeast gable end.

Due to the rear garden length at the application site, and the location of an outbuilding at the end of the gardens at Nos.183 and 185 Regent Street, it is considered there will be no loss of amenity to these occupiers as a result of the proposal.

As such, subject to a condition preventing further openings it is considered that the proposal will not adversely impact on the amenities of future and surrounding occupiers which is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. Parking and Highway Safety

Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

Parking for the application site is provided on street in the surrounding area. As the proposal is to the rear of the existing dwellinghouse and provides limited additional floorspace in the context of the dwellinghouse as a whole, it does not impact on the existing parking provision at the site and therefore has no adverse impact on the highway network or highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Conclusion

Subject to the imposition of conditions relating to matching materials, preventing further openings in the northeast and southwest elevations, the proposal complies with policies in the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Alison Riches, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: