

BOROUGH OF KETTERING

Committee	Full Planning Committee - 17/10/2017	Item No: 5.6
Report Originator	Gavin Ferries Senior Development Officer	Application No: KET/2017/0558
Wards Affected	Barton	
Location	27 Warkton Lane, Kettering	
Proposal	Full Application: Demolition of existing dwelling and erection of 2 no. dwellings, including associated access	
Applicant	Ms S Feely Elm Park Homes Ltd	

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. Notwithstanding the provisions 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 any side elevation or roof plane of either dwelling hereby permitted.

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

3. The windows on the first floor side elevations of the dwellings hereby permitted shall be non-opening below 1.7m above finished floor level and glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the properties and to prevent overlooking in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. No development shall commence on site until details including samples 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.

5. Prior to the commencement of demolition and/or construction of either dwellinghouse hereby permitted, the new access shall be installed with pedestrian visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the access road with the public highway, and these splays shall thereafter be permanently kept free of all obstacles to visibility over 1 metres in height above carriageway level.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority or Environmental Health. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub contractors.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

7. Prior to the commencement of development, a demolition strategy detailing method of demolition, hours and proposed removal of materials shall be submitted for the written approval of the Local Planning Authority. The demolition shall be undertaken in accordance with the approved details.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

8. No development shall take place on site until a scheme for the protection and retention of the existing hedging along the South-West boundary (adjacent to the access serving No.27a Warkton Lane) of the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the hedge thereafter retained in accordance with the approved details.

REASON: Details for the protection of hedges and hedgerows are necessary prior to the commencement of development to ensure the continuity of amenity afforded by existing hedges or hedgerows in accordance with Policies 4 and 8 of the North Northamptonshire Joint Core Strategy.

9. No development shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

REASON: In the interests of the amenity and protecting the privacy of the neighbouring property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

10. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2017/0558

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

3.0 Information

Relevant Planning History

KET/2010/0239 -Redevelopment of site for 1 no. dwelling APPROVED
25/06/2010

KET/2009/0487 - New dwelling and access REFUSED 24/11/2009

Site Visit

Officer's site inspection was carried out on 22 August 2017.

Site Description

The section of Warkton Lane closest to Barton Road was generally graced with more substantial plots with wider frontages, however there have been various developments over time which has slightly changed this character over time. However, the established character of the area has been retained due to the established vegetation and the consistent character with properties set back from the road. There is a mixture of dwelling types of differing ages from circa 1920s up to very recently constructed dwellings. The majority of dwellings face directly onto Warkton Lane but there are also dwellings accessed off the adjacent Hogarth Drive development which face Warkton Lane.

The site currently consists of a single detached dwelling which is off-set to one side within the plot. There is a property (No.27a) located to the rear of the site which has shared access with the location of the (former) garage of the application site.

Proposed Development

The proposal seeks to demolish the existing dwelling and erect a pair of detached dwellings within the site with a shared access from Warkton Lane.

Any Constraints Affecting the Site

Classified Road

4.0 Consultation and Customer Impact

Highway Authority: does not meet consultation threshold so referred to standing guidance

Environmental Health: no objection but request working hours conditions and unexpected contamination conditions.

Neighbours: 2 letters of objection were received from Hogarth Drive properties raising concerns regarding concerns about overlooking from the

new dwellings and loss of the hedge. One of the objections also raised concerns regarding change of character as a result of the subdivision of the plot and highway safety.

5.0 Planning Policy

National Planning Policy Framework

- 6. Delivering a wide choice of high quality homes
- 7. Requiring good design
- 11. Conserving and enhancing the natural environment

North Northamptonshire Joint Core Strategy

- Policy 1 Presumption in favour of Sustainable Development
- Policy 6 Development on Brownfield Land and Land affected by contamination
- Policy 8 North Northamptonshire Place Shaping Principles
- Policy 9 Sustainable Buildings
- Policy 29 Distribution of new homes
- Policy 30 Housing Mix and Tenure

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 character and appearance of the area
3. Impact on neighbouring residential amenity
4. Highway safety

1. Principle of development

The application site is located within the urban area of Kettering Town where new housing is supported by the North Northamptonshire Joint Core Strategy in particular policy 29 Distribution of new homes.

As the proposal consists of partial redevelopment with the replacement of an existing property along with the creation of a new dwelling within the garden of the original dwelling, the site is a mix of previously developed and not previously developed land and therefore there is partial support for the development from policy 11. Conserving and enhancing the natural environment of the NPPF and Policy 6 Development on Brownfield Land and Land affected by contamination of the North Northamptonshire Joint Core Strategy.

2. Impact on character and appearance of the area

This section of Warkton Lane is generally characterised by detached properties which are set back from the road. The opposite side of the road generally has narrower plots but an important characteristic of the area is the

established vegetation within the area.

There is an established hedge which runs along the side of the access to No.27a which adds to the character of the area. The hedge is shown to be retained on the submitted block plan and it is stated as being retained within the design and access statement. Relevant conditions to ensure its ongoing retention are recommended.

The existing building is not considered to demonstrably enhance the appearance of the area to the extent that the demolition should be refused especially in light of the previous consent for its replacement. The proposed new dwellings are fairly substantial but are set back from the road and given the variety of houses within the area do not adversely impact on the appearance of the area.

The new dwellings are primarily two storey hipped roofed dwellings with a set of asymmetric front gables which include an adjunctive lower gable which projects from the smaller front gable. The pair have been designed to delivery reflective symmetry between them and they are set back within the plot in accordance with the main character of the road area.

The proposal includes off-street parking to the front, which is larger in extent than that of the current dwellinghouse. There is a small amount of hedging to the front of the site which reduces the impact of the appearance of this and relevant planting conditions are appropriate in this instance.

Overall the proposal preserves the character and appearance of the area.

3. Impact on neighbouring residential amenity

There are first floor windows on either side elevation of the new properties, however they both serve en-suites and are reasonable to be obscure glazed. Therefore any overlooking from the side elevations would be restricted to ground floor level and reasonably mitigated by the boundary treatments.

The proposed plot 2 property is in a similar location to the existing dwelling and the relationship with No.29 Warkton Lane is similar and does not result in notable changes to the relationship. As such the impact on No.29 Warkton Lane is considered to be acceptable.

The distance between the proposed new dwellings and No.27a Warkton Lane and properties opposite are similar to the current situation which is considered to be acceptable and therefore they are not adversely impacted upon by the proposal.

The proposed plot 1 is nearer to No.19 Hogarth Drive than the existing building however no.19 and plot 1 are both orientated towards Warkton Lane and therefore the relationship is a side to side distance which is acceptable as a

lower distance than if it included a rear elevation. There is approximately 7m side to side distance and includes the separation provided by the driveway serving no.27a Warkton Lane. Given the relationship between the properties, the proposal has an acceptable and very limited impact on the residential amenity of No.19 Hogarth Drive.

No.18 Hogarth Drive is orientated at 90degrees to Warkton and therefore would have a different relationship than no.19. However, as there is approximately 23m from the nearest point of the new dwelling (plot 1) to the garden of No.18 Hogarth Drive and approximately 30m between the properties at the closest point the separation distance is considered to be acceptable.

It is considered that the proposed development would not adversely impact on the residential amenity of any of the nearby existing properties and the relationship between the two new properties would be acceptable.

4. Highway safety

There is an existing access serving the current single dwelling from Warkton Lane. The proposed new access is 7m in width, which is wider than the 4.5m minimum width required by the Local Highways Authority's standing guidance.

There is sufficient intervehicle visibility from the shared access and complaint pedestrian visibility splays subject to the height of front planting adjacent to the access.

The proposal provides off street parking and turning facilities within the plot along with integral garages for both properties.

As such it is considered that the increase of a single dwelling will not adversely impact on highway safety.

Conclusion

The site is located within the urban area of Kettering, where new dwellings are generally supported in principle. It is considered that the proposed redevelopment of the site has an acceptable impact on the character of the area, highway safety and the residential amenity of the nearby properties. The proposal is therefore considered to be acceptable.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Gavin Ferries, Senior Development Officer on 01536 534316

