

BOROUGH OF KETTERING

Committee	Full Planning Committee - 17/10/2017	Item No: 5.9
Report Originator	Ruth James Assistant Development Officer	Application No: KET/2017/0644
Wards Affected	Brambleside	
Location	6 Trent Road, Kettering	
Proposal	Full Application: Single storey front extension	
Applicant	Mr G Daff	

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 extension 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. The windows hereby approved on the east and west side elevations of the extension and any glazed element of the door hereby approved on the east side elevation, shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

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

Officers Report for KET/2017/0644

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 12/09/2017

Site Description

Trent Road is located to the North of Kettering, within the designated town boundary. It is in an established residential area on the western side of Rockingham Road. The immediate vicinity is comprised predominantly of bungalows with no's 2, 4 and 6 Trent Road being two-storey dwellings. Trent Road is sloped with the land levels rising from west to east.

The application site is comprised of no. 6 Trent Road, a semi-detached two-storey dwelling constructed from yellow bricks with white uPVC windows and doors. The gable roof is finished with brown pantiles. To the west side there is a driveway that leads to a single garage located to the rear of the property and accessed through a set of white wrought iron gates.

The front garden area is enclosed with a low white picket fence on all sides and is gravelled with some low beds and plants in tubs.

Proposed Development

The application seeks consent for a single storey front extension to provide a downstairs cloakroom.

Any Constraints Affecting the Site

Within the Nene Valley Nature Improvement Area (NIA) Boundary

4.0 Consultation and Customer Impact

Neighbours

Objection received from the occupant of no. 8 Trent Road – Loss of light in the morning and loss of view. Possible overdevelopment of the site.

5.0 Planning Policy

National Planning Policy Framework

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. Principle of Development
2. Character and Design
3. Residential Amenity
4. Nene Valley Nature Improvement Area

1. Principle of Development

The application seeks consent for a single-storey front extension.

The site is located within the designated town boundary; the scheme would therefore strengthen the network of settlements within the borough in compliance with Policy 11 of the North Northamptonshire Joint Core Strategy.

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

Subject to detailed consideration being given to the impact of the extension, having an acceptable impact on the character and appearance of the area and residential amenity, and ensuring it complies with national and local policies detailed above, the principle of development is considered acceptable.

2. Character and Design

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 would be single storey and would extend from the front of the host dwelling by 2.7 metres with a width of 2.2 metres. The roof would be hipped back and the height to the eaves would be 2.5 metres with an overall height of 3.2 metres to the ridge. Materials would match with the existing and these can be secured by condition. There would be three small windows one to each of the east, south and west elevations. The south elevation window would be of a circular design and form a feature window detail facing the street and the front door would be orientated to the side of the extension facing east.

It is noted that the adjoining neighbour no. 4 Trent Road has a front single storey extension of similar proportions and design. The proposed scheme would therefore mirror this extension and this is considered to be a positive contribution to the street scene in terms of visual amenity.

The proposal is therefore not considered to impact adversely upon the character of the local area to a significant extent and is in accordance with Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy.

3. Residential Amenity

In addition to seeking development to respect the character of an area, Policy 8(e) (i) of the North Northamptonshire Joint Core Strategy seeks to ensure that development prevents harm to the residential amenities of neighbouring properties, such as by reason of overbearing, loss of light or overlooking

The proposed extension would be single storey and small; there would be three small windows one to each of the east, south and west elevations. Both side facing windows would be obscure glazed and this can further be secured by condition, so there are no concerns with close-proximity overlooking. The front door would be repositioned to the side of the extension facing east towards no. 4 Trent Road. However it is not considered to impact significantly upon residential amenities with this neighbour given that it is set away from no. 4 on the western side of the host dwelling and any glazing would be obscured (also to be secured via condition).

The occupier of no. 8 has objected and provided comments raising concerns in regard to loss of light and disruption to their view; and potential over development of the site. Notwithstanding this objection the proposed front extension is small in relation to the host dwelling and would extend from the front elevation of no. 6 by 2.7 metres, with a width of 2.2 metres, the roof would be hipped back and the height to the eaves would be 2.5 metres with an overall height of 3.2 metres to the ridge. The separation distance between no's 8 and 6 is generous at over 5 metres and the land level of Trent Road rises from west to east giving the application site a slightly elevated position to the neighbouring property at no. 8 Trent Road.

The properties on the north side of Trent Road follow a uniform build line along the street and a number of the bungalows to the west of the application site have single storey front extensions, including no. 8 Trent Road which has a front extension that extends out by approximately 1 metre. The proposed extension at no. 6 would therefore extend out beyond this by a further 1.7 metres. It is accepted that there would potentially be a marginal increase to overshadowing however this would be in the mornings and whilst taking into account the slightly elevated position; the separation distance between the two properties, the small size and single storey height of the proposed extension, it is considered that there would only be a very marginal impact upon loss of light to this neighbour, so as not to unduly impact upon their amenities. The hipped roof design would also further guard against residential amenity impacts in this regard. The footprint of the proposed extension would measure less than 6 m²

and as such does not constitute an addition to the application site that would be considered overdevelopment.

The loss of private view over the land is not a material planning consideration and therefore cannot be taken into account.

The proposed development is therefore considered to be in accordance with Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy in that the new development does not result in an unacceptable impact upon the amenities of neighbouring properties.

4. Nene Valley Nature Improvement Area

The application site is within the NIA boundary, however, the application site is in an established residential area and the proposed scheme is small and on an already developed site. It is considered the small scale of the development proposed will have no any adverse impact on existing wildlife or the improvement of the Nene Valley.

Conclusion

Subject to conditions relating to obscure glazing and to materials it is considered that the proposal complies with policies within the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date: 03/10/2017

Contact Officer:

Ruth James, Assistant Development Officer on 01536
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Previous Reports/Minutes

Ref:

Date:

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