

BOROUGH OF KETTERING

Committee	Full Planning Committee - 17/10/2017	Item No: 5.10
Report Originator	Collette Panther Assistant Development Officer	Application No: KET/2017/0683
Wards Affected	St. Michaels and Wicksteed	
Location	The Coach House, Southlands, Kettering	
Proposal	Full Application: Two storey side extension with alterations to garage and render to both. Insertion of windows to North and West elevations	
Applicant	Mr D Small	

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. No development shall commence on site until details 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.

3. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown in the table below.

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

4. 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 Classes A, B or C shall be made in the north-west, south-east or south-west elevations or roof plane of the building.

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.

Officers Report for KET/2017/0683

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

3.0 Information

Relevant Planning History

KET/2017/0412 – Garage conversion into habitable accommodation with replacement roof and two storey side extension, including additional ground floor window to west elevation. Render to both – Withdrawn 05/07/2017

Site Visit

Officer's site inspection was carried out on 13/09/2017.

Site Description

The application site is located within an established residential area to the south of Kettering Town Centre and comprises a large two-storey detached dwelling with off road parking to the front and amenity land to the rear. The dwelling is rendered white, covered with grey interlocking tiles and complete with red uPVC timber fenestration. Existing features include recessed windows, a chimney, the original first floor hay loft door, a conservatory style glass roof to the host roof, exposed rafter feet and a front projecting gable. Additions include a single garage attached garage.

The immediate area is characterised by a mix of period terraces which abut the highway and more recent detached properties which are set back from the highway with off road parking to the front. Features include bay windows and chimneys.

Proposed Development

The application seeks full planning permission for the following development:

- erection of a two storey side extension to the following dimensions: 6.5m width, 6m depth, 4.7m to the eaves and 7.2m to the ridge of the roof
- alteration to the pitch and ridge height of the garage roof from 3.2m to 3.6m and reduction of height to first floor window above
- 1 no. new window proposed to the ground floor west elevation
- relocation of 1 no. ground floor window on the north elevation and
- alter window and single door composition to double door on the ground floor south elevation.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Neighbours

Objection received from 20 Broadway, located to the rear of the application site, on the ground of *loss of privacy and noise disturbance* arising from other nearby development on 08/09/2017.

5.0 Planning Policy

National Planning Policy Framework

Core Principles

Chapter 7: Requiring good design

Development Plan Policies

North Northamptonshire Joint Core Strategy 2016

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. The principle of development
2. Design and impact on the street scene
3. Impact on residential amenity
4. Highway safety

1. The principle of development

Policy 8 of the adopted NNJCS (July 2016) seeks a high standard of design which respects and enhances the character and visual appearance of the surrounding area and protects residential amenity by not resulting in *unacceptable impact caused by means of noise, vibration, smell, light or other pollution, loss of light or overlooking*. 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.

This application seeks the erection of a two storey side extension, alterations to the pitch of the garage roof and installation of windows to a residential property which is located in an established residential area to the south of Kettering Town Centre. The site is located within Kettering town boundary, as required by Policy 35 of the Local Plan.

Furthermore, subject to detailed consideration being given to the impact of the extension and alterations having an acceptable impact on the character and appearance of the area and residential amenity, in conjunction with ensuring its compliance with National & Local policies, detailed above, the principle of residential development is considered to be acceptable.

2. Design and impact on the street scene

Chapter 7 of the NPPF requires development to be of a good design, this is echoed by Policy 8(d)(i) of the JCS which requires new development to *respond to the site's immediate and wider context and local character*.

The proposed extension is located to the side of the dwelling and will be visible from the public realm on Southlands, a privately owned road which serves a handful of properties. The extension will be set approximately 7m back from the front elevation and, due to its form, will alter the footprint to a balanced 'T' shape. Its size is proportionate to, and design includes characteristics from, the host dwelling; the hipped roof reduces the bulk and is in keeping with that on the host dwelling whilst the rooflights on the front elevation provide a break in the expanse of roof and the window to the rear will balance the window arrangement on the rear elevation. As a result, it is considered that the proposed extension is of appropriate design, scale and appearance which will not cause harm to the character of the area.

Provided the materials used are brick to match those on the existing dwellinghouse the proposal will not adversely affect the character and appearance of the existing dwellinghouse and due to its location will not adversely impact upon the character and appearance of surrounding development or the wider street scene.

Overall, and subject to a condition requiring materials to be matching brick to those on the existing dwelling, the proposal accords with Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy in that the new development responds to the site's immediate and wider context and local character.

3. Impact on 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.*

By virtue of the location and size of the proposed extension, the way in which the sun rises and sets, and its relationship to neighbouring properties it is considered that the proposed development will not cause loss of light or the feeling of overbearing development to any neighbouring property.

First floor windows on the rear elevation of the proposed extension are located approximately 35-38m away from facing first floor windows on the rear elevation of properties on Broadway, to the rear. A minimum separation distance of 18m between habitable windows is considered reasonable to protect the privacy of neighbouring properties; as a result it is considered that 35-38m separation distance is more than adequate to protect the privacy of neighbouring properties on Broadway.

There is a separation distance of approximately 18.5m between first floor windows on the front elevation of the proposed extension and the closest first floor window on the front elevation of No. 8 Southlands, opposite. As mentioned above, it is considered that 18m is the minimum separation distance adequate to protect the privacy of neighbouring properties, therefore privacy to No. 8 is not considered to be adversely harmed.

Due to the location of the extension and its distance to neighbouring properties the proposed development is considered to accord 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 amenity to neighbouring properties.

4. Highway safety

Policy 8(b) of the North Northamptonshire Joint Core Strategy requires new development to have a *satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards*, and not to have an adverse impact on the highway network nor *prejudice highway safety*.

The property currently benefits from off-road car parking spaces formed of a driveway and a single attached garage. The existing access and parking arrangements are to remain unchanged by the proposal, as such the proposal is considered to be acceptable in this respect.

Conclusion

Subject to conditions requiring materials to match it is considered that the proposal accords with policies set out in the Development Plan and no other material planning considerations outweigh this, therefore the proposed development is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Collette Panther, Assistant Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: