

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 14/11/2017</b>	<b>Item No: 5.6</b>
<b>Report Originator</b>	<b>Collette Panther Assistant Development Officer</b>	<b>Application No: KET/2017/0688</b>
<b>Wards Affected</b>	<b>St. Peters</b>	
<b>Location</b>	<b>6 Gunnell Close, Kettering</b>	
<b>Proposal</b>	<b>s.73A Retrospective Application: Front porch and hard surfacing to the front</b>	
<b>Applicant</b>	<b>Mr A Bhatia</b>	

### 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 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.

2. Within 2 months of the date of this decision the hard surfaced parking area shall include the installation of a positive means of drainage to ensure that surface water from the vehicular access or private land does not discharge onto the highway.  
REASON: In the interests of limiting the impact of the development on the water environment in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy.

## **Officers Report for KET/2017/0688**

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 inspections were carried out on 22/09/2017 and 05/10/17.

#### **Site Description**

The application site comprises a two storey detached dwelling constructed mainly of orange brick with a concrete tile roof and white uPVC windows and doors. Features include tile hanging to the first floor projection on the front elevation and blue and buff brick banding and quoins. The dwelling is located on a corner plot in Gunnell Close and is set at a higher level than the road to the south with the area outside the front door built up to floor level. The rear garden is enclosed by a 2 metre high brick wall. No. 7 Gunnell Close to the north of the site is set at a higher level than the application dwelling and its side elevation faces onto the rear garden of the site. The rear garden of No. 5 Gunnell Close backs onto the site from the west and is set at approximately the same level as the application dwelling.

#### **Proposed Development**

This retrospective application seeks to regularise development, namely a porch and hard surfacing, which has already been carried out.

The porch has been built to the following dimensions: 1.9m depth, 2.8m width, eaves height of 2.97m and the highest part of the roof 3.64m and requires permission due to its height, floor area and proximity to the highway.

The entire hard surfaced area covers approximately 58 square metres; this is approximately 37 square metres additional hard surfacing to the original driveway. It is worth noting that, if drainage had been provided, the hard surfacing would have been Permitted Development (under Class F, Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015).

Should the application be refused the Local Planning Authority would have to open enforcement proceedings to resolve the planning breach.

#### **Any Constraints Affecting the Site**

Nene Valley NIA Boundary.

## **4.0 Consultation and Customer Impact**

### **Highway Authority**

*Objections* received on 03/10/17 and, as a result of re-consultation, 24/10/17 on the following grounds, summarised below:

- *The structure reduces forward visibility of the public highway*
- *The structure overhangs the public highway*
- *The building is located immediately on the rear of the highway boundary, it is not clear what damage has been caused to the highway structural integrity by the foundations of this structure*
- *The structure is also a retaining wall preventing land slip onto the highway*

### **Neighbours**

*Objections* received from 3 no. neighbouring properties, the following of which are material planning considerations, summarised below:

- *25/09/17 - The porch built is not in keeping with the area; entrances tend to be set back from the pavement and road side; the bricks do not match the existing house.*
- *02/10/17 - Permeable paving and adequate drainage has not been installed; the porch guttering drains onto the highway during heavy rainfall; when 2 vehicles are parked on the drive they obstruct the footpath; reduced visibility; changing the outlook of the whole street.*
- *26/10/17 – The porch has created a very large obstruction on the bend; other residents have started parking on the bend; the corner is now blind and dangerous.*

## **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 responds to the local character, reflecting the identity of local surroundings and materials.

This application seeks retrospective permission for the erection of a porch to the front elevation and hard surfacing to the front driveway of a residential property which is located within an established residential area to the west of Kettering.

The site is located within Kettering town boundary, as required by Policy 35 of the Local Plan. Subject to the detailed considerations set out below 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 porch is located to the front elevation and is visible from the public realm. However, it appears of proportionate size in relation to the host dwelling and it balances the existing first floor front projection. The design is appropriate for its setting and respects the host dwelling and wider street scene, which sees a mixed variety of house types, sizes and designs. Development is visible within the street scene on Gunnell Close including a garage conversion at no. 8 and a rear extension which is visible from the public realm at no 11.

Hard surfacing, in addition to that provided as part of the original development, can be seen at nos. 7, 8 and 15 Gunnell Close which has already altered the character of the area, as such it is not considered that the hard surfacing undertaken to the application property is out of keeping with the prevailing character of the area.

It is worth noting that, providing drainage is provided, the hard surfacing could be undertaken as Permitted Development (under Class F, Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015).

The facing materials used are considered to be a reasonable match to those on the existing dwellinghouse furthermore, detailing in the form of banding and quoins have been included on the porch which aids cohesion to the host dwelling.

As a result, it is considered that the proposal will not adversely harm 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 thereby in compliance 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 reason of noise, vibration smell light or other pollution, loss of light or overlooking.*

Due to the location and size of the porch and hard surfacing in relation to neighbouring properties it is considered that amenities to surrounding properties will not be adversely harmed by loss of light, loss of privacy or overbearing development.

As a result, it is considered the proposed development accords 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 application includes the provision of block paving the front of the site, which has extended the area available for parking. As constructed the hard surfacing includes only limited provision for the retention of surface water and accordingly a condition has been imposed to ensure that within 2 months of any approval of the scheme, a positive means of drainage is provided within the site.

Parking provision in the surrounding area can be limited and during one of

the site visits it was noted that parking can be an issue in the area and therefore, additional off road parking provision for the application property would provide additional off road parking capacity.

The porch is located in close proximity to the highway with NCC Highways and neighbours having commented on various aspects of the proposal including some civil matters which not fall within the remit of planning.

Forward visibility has been highlighted as a concern. The original dwelling is set in close proximity to the corner of the road and in itself obscures visibility on the bend. The porch has been constructed offset from the southern elevation of the building and when viewed from the highway does not significantly impinge on the forward visibility for drivers beyond the pre-existing levels. As such, it is concluded that the porch is not likely to detrimentally impact highway safety.

Overall, and subject to a condition securing drainage to the hard standing area, it is considered to accord with Policy 8(b) of North Northamptonshire Joint Core Strategy.

### **Conclusion**

Further to the discussion above, 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: