

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 12/12/2017</b>	<b>Item No: 5.6</b>
<b>Report Originator</b>	<b>Alan Chapman Development Officer</b>	<b>Application No: KET/2017/0882</b>
<b>Wards Affected</b>	<b>Desborough Loatland</b>	
<b>Location</b>	<b>99 Braybrooke Road, Desborough</b>	
<b>Proposal</b>	<b>Full Application: Garage conversion to habitable room and single storey rear extension</b>	
<b>Applicant</b>	<b>Mr D Mitchell</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 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 development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown on drawing number 17024/01.

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

3. 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.

4. The 2no. windows hereby approved on the side (western) elevation shall be non-opening and glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking.

## **Officers Report for KET/2017/0882**

This application is reported for Committee decision because the applicant is a member of KBC staff.

### **3.0 Information**

#### **Relevant Planning History**

KET/1986/0542 Approved with conditions 30-07-86 Erection of garage

#### **Site Visit**

Officer's site inspection was carried out on 30/11/2017

#### **Site Description**

The application property is a period two storey semi-detached dwellinghouse constructed in the early part of the Twentieth Century (circa 1920s). According to the Agent the pair of semis were formed by subdividing the original dwellinghouse earlier in its history prior to 1947. It is located on the south side of Braybrooke Road towards the western end of the town. It is within an established residential area with 1950s semis to the west and north of the site.

The property enjoys a gravelled front driveway and parking area to the front and an extensive rear garden, circa 70m in length. Ground levels to the rear of the property are generally flat with a slight fall away from the dwellinghouse.

The property has a distinctive character with room(s) and roof lights in the roof, a ground floor cornered bay window to the front, a central gable in the front pitched roof and stone lintels above the windows. Its walls are constructed in red brick with featured stone coursing, and the roof is concrete tiled. A single storey garage was added to the property's side elevation circa 1980s, and a more recent conservatory was added to the rear.

#### **Proposed Development**

Planning permission is being sought to partially rebuild the existing garage, and to further extend it to the rear. The proposal includes the removal of the asbestos sheeted roof and to replace with a concrete tiled pitched roof. The resultant structure would be internally connected to the main house and would be converted into habitable accommodation that includes two bedrooms and a store room. Two high level windows (non-opening and obscurely glazed) are proposed in the side (western) elevation.

The resultant structure would remain as single storey and its length would increase from approximately 9.9m to 11.8m. It would have a pitched roof that slopes away from the neighbouring property and its height would increase from 3.1m to 3.5m at the front and from 2.6m to 3.5m at the rear. The front elevation is proposed with two casement windows.

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

Trunk Road C

## **4.0 Consultation and Customer Impact**

### **Parish/Town Council**

The Parish/Town Council requested, and were granted, an extension of time to submit their responses until 8 December 2017. Any responses shall be reported via the committee update.

### **Neighbours**

None received at the time this report was written. The public consultation deadline expires on 7 December 2017. Any responses shall be reported via the committee update.

## **5.0 Planning Policy**

### **National Planning Policy Framework**

The National Planning Policy Framework (NPPF), published in March 2012, sets out the Government's planning policies for England and how these are expected to be applied. At its heart is a presumption in favour of sustainable development. The NPPF confirms the statutory status of the Development Plan where section 38(6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise". The NPPF is a material consideration in planning decisions.

The NPPF sets out (at paragraph 17) a set of core land-use planning principles which should underpin both plan-making and decision-taking. These include the principle that planning should seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Section 7 Requiring good design states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

### **Development Plan Policies**

#### **North Northamptonshire Joint Core Strategy 2011-2031 (adopted July 2016)**

Policy 1 Presumption in favour of Sustainable Development

Policy 8 North Northamptonshire Place Shaping Principles

Policy 11 Network of Urban and Rural Areas

#### **Saved Policies in the Local Plan for Kettering Borough**

Policy 35 – Housing with Towns

### **SPG/Ds**

Sustainable Design SPD (adopted February 2009)

## **6.0 Financial/Resource Implications**

None

## **7.0 Planning Considerations**

The main material planning considerations are as follows:

1. Principle of the development
2. Design, layout, scale and effect on character and appearance of the area
3. Impact on living conditions
4. Other

### **1. Principle of the development**

The application site is in an established residential area within the settlement boundary of Desborough. Policy 11 of the North Northamptonshire Joint Core Strategy is supportive of residential development that is located within the Urban Areas, where Desborough is defined as a Market Town.

The principle of development for this proposal is established as it is within a defined built-up Urban Area.

### **2. Design, layout, scale and effect on character and appearance of the area**

Paragraph 14 of the NPPF places at the heart of planning a presumption in favour of sustainable development, with good design forming a key element of this. This is further supported by Section 7 of the NPPF. Policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy (JCS) requires new development to respond to the site's immediate and wider context and local character.

The proposed scheme consists of a single storey side extension that would be built on the footprint of the existing garage to the front and side, and then increase the footprint to the rear. It is to be constructed so its roof slopes would marry into the rear conservatory and the smaller porch on the dwellinghouse's side elevation.

Taking into consideration that the proposed structure is of a design quality that is considered to be of a higher standard than the single brick skin and corrugated asbestos sheeted roof garage that it replaces and is set back from the dwellinghouse's front elevation by at least 7m, then the proposed structure would enhance the appearance of the building to which it attaches and thereby the area in which the site is located.

For the above reasons and the proposal's location from the host building's front elevation, then it is opined that the character and appearance of the area would not be harmed.

### **3. Impact on living conditions**

Paragraph 17 of the NPPF states that development must secure a good standard of amenity for all existing and future occupants of land and buildings. Policy 8 (e) of the JCS is clear that development must not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light, overbearing or overlooking.

The proposed extension would have two windows installed in its side elevation facing the neighbouring property of No.101 Braybrooke Road. As these windows are proposed to be non-opening and obscurely glazed (the following condition shall be included in any planning permission that may be forthcoming to ensure this measure will be implemented; 'The window on the side (western) elevation shall be non-opening and glazed with obscured glass and thereafter shall be permanently retained in that form.') then privacy at No.101 would not be harmed. It is acknowledged that the proposal would result in a building that is more visible to the occupiers of No.101. However, it is considered that the neighbour's sense of outlook or amount of light received in their groundfloor habitable rooms at the rear of their property would not be materially harmed due to the intervening outbuilding between the proposal and the affected windows, the single storey massing of the proposal and its sloped roof design.

For the reasons given above then the proposal is considered to be in accord with JCS Policy 8 (e).

#### 4. Other

For the purposes of clarity and probity, it is advised that the Agent is a relative of the Applicant.

#### **Conclusion**

For the reasons given above the proposal is considered to be an acceptable form of development within the town that would not cause significant harm to the area's character and appearance, subject to conditions, or any significant impact upon residential amenities. In this regard, the proposal is considered to be consistent with policies in the development plan and the National Planning Policy Framework. The application is therefore recommended for approval subject to conditions.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

#### **Previous Reports/Minutes**

Ref:

Date:

Alan Chapman, Development Officer on 01536 534316