

BOROUGH OF KETTERING

Committee	Full Planning Committee - 16/01/2018	Item No: 5.3
Report Originator	Amy Shepherdson Development Officer	Application No: KET/2017/0991
Wards Affected	Brambleside	
Location	2 Cotswold Avenue, Kettering	
Proposal	Full Application: Single storey rear and two storey side extensions	
Applicant	Ms K Hayes	

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 used in the external surfaces of the development hereby permitted shall be in accordance with that shown on plan P0917/04 received 04/12/17. The facing brickwork 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 high level window at first floor level on the west facing side elevation shall be obscurely glazed to or equivalent to level 3 within the Pilkington range of textured glass and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking 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 or C shall be made in the west facing elevation 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/2017/0991

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

3.0 Information

Relevant Planning History

PRE/2017/0112 - Garage conversion, single storey rear extension, two storey side extension. Alteration to porch/hallway – Advice given 13/11/17

KET/1990/0517 – Porch and garage extension – Approved 20/06/09

Site Visit

Officer's site inspection was carried out on 04/01/17.

Site Description

The application site is located in the north of Kettering within the designated town boundary. The application site is rectangular in shape and contains a semi-detached two storey dwelling with attached single garage. The site is located close to the junction of Cotswold Avenue and Rockingham Road, opposite the vehicular entrance to the Beeswing Public House.

The street is characterised by symmetrical semi-detached dwellings with mostly matching materials, including pebbledash and coloured render with vertical brick pillars and central chimney detailing on the front elevations. A number of the neighbouring semi's have small single storey side extensions but at present there are no two storey side extensions visible.

The application site is at the end of the row of semi-detached dwellings. The land level to the east along Cotswold Avenue gentle slopes up and to the west of the site is an electricity substation and the rear garden of No.224 Rockingham Road. No.224 is set at a slight lower land level than the application site.

Proposed Development

This application seeks permission for a 2 storey side and rear extension and single storey rear extension. The proposed extension wraps around the south and west elevations and builds on top of the existing attached garage.

The proposal also includes the replacement of the existing stone render and hardwood panelling with a cream monocouche render and additional block paving within the front garden to accommodate additional off-road parking. These elements are considered to be in accordance with permitted development and as such are not detailed within the description, however they are discussed briefly within the below report.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Neighbours

Notification letters were sent out to neighbours in close proximity and a site notice was erected at the site; at the time of writing this report 2 objections have been received which are detailed below. The statutory consultation period expires on 08/01/18 and any additional comments received will be provided to Members via the Committee Update.

No.222 Rockingham Road – Objection

- Unhappy about the size of the extension, in particular the 2 storey element which overhangs the existing building line to the rear.
- Development will cause overshadowing to No.222 and loss of privacy.
- The design (height and bulk) is not in keeping with other development in the street.
- The position and size will have a detrimental impact on the outlook of No.222.
- Privacy issues on No. 224 (side window should be frosted as a minimum).
- Potential devaluation of the neighbouring properties due to outlook.

No.224 Rockingham Road – Objection

- Potential overshadowing, overlooking and loss of privacy to No.224.
- The height, bulk and position of the two storey extension.
- Disturbance during the building process.
- Reduction in the desirability of the property if resold due to the above impacts.

5.0 Planning Policy

National Planning Policy Framework:

Para 14 - Presumption in Favour of Sustainable Development

Para 17 - Core Planning Principles

Section 6 – Delivering a wide choice of high quality housing

Section 7 – Requiring Good Design

Local:

Saved Policies – Kettering Borough Local Plan

Policy 35 – Housing: Within Towns

North Northamptonshire Joint Core Strategy policies:

Policy 1 Presumption in favour of Sustainable Development

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 the development
2. Design and impact on the area
3. Residential amenity
4. Highways and parking
5. Other matters raised

1. Principle of the development

The application site is in an established residential area to the north of Kettering Town Centre. Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of householder development provided the proposals do not result in adverse impact on character and appearance, residential amenity and the highway network. The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

2. Design and impact on 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 and Policy 8(d) of the North Northamptonshire Joint Core Strategy which requires development to respond to the sites immediate and wider context and local character.

The applicant has received pre-application advice in regard to a development of this nature. As detailed within the site description the street is characterised by symmetrical semi-detached dwellings, with matching central chimney details and similar use of materials. There are no existing two storey side extensions visible or recently permitted.

The submitted scheme has been designed with a subservient ridge height and with the first floor (above the converted garage) being set back from the main front building line, this visually reduces the prominence of the extension and allows the proportion of the original building to be easily read.

The proposed two storey side extension will increase the depth of the built form by 3m. This will be visible from the street when travelling east along Cotswold Avenue from Rockingham Road due to the site being at the end of the row of dwellings. This increase in depth will increase the bulk of the property however it is not considered to be detrimental to the character of the area.

The single storey rear extension will not be visible from the public realm, there are multiple examples of single storey rear extensions within the street, one being present on the neighbouring semi of No. 4 which is also a flat roof extension.

The proposed materials of the extension are a mix of facing brick and cream monocouche render. The render will also replace the existing wooden panelling and crushed stone render on the front elevation. The proposed render is considered to be of a similar visual appearance to that which is already in place and as such would

be considered to be Permitted Development under Part 1 Class A of the General Permitted Development Order (GPDO). The proposed use of materials including facing brick piers (as present on the main house and neighbouring properties) will help the extension to fit within the existing character and again reduce its visual prominence.

A condition is recommended to ensure that the external materials used in the development are in accordance with the submitted plans and that the facing bricks used match that of the existing house.

Although considerable in size the proposal will sit comfortable as a subservient addition to the existing dwelling and within the street scene.

It is therefore considered that the proposal will not have a detrimental impact on the character and appearance of the local area and as such is in accordance with Policy 8 of North Northamptonshire Joint Core Strategy.

3. Residential amenity

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 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 single storey flat roof extension would not result in any detrimental impact on neighbouring properties due to its height (3.1m) and its location alongside an existing single storey rear extension on No. 4 Cotswold Avenue which has a similar height and depth.

The proposed two storey element, due to its location and depth does have potential to have some amenity impacts on No. 224 Rockingham Road and some more limited impacts on No.222 which both sit on a lower land level than that of the application site. Residents from both of these properties have raised objections to the application and particularly in regard to the 2 storey element which would extend beyond the existing rear building line. The case officer has visited the rear garden land on No. 224 to fully assess the potential impact of the proposed extension.

The proposed two storey extension will be approximately 14.9m from the single storey rear extension of No. 224 and 16.5m from the first floor level of the original building line, it is acknowledged that potential overbearing or overshadowing impacts of the extension are slight increased due to the application site being of a higher ground level however the proposed extension will only increase the depth of the existing built form by 3m and toward No. 224 by 2.4m. The majority of the proposed first floor level extension would be viewed against the background of the original property. The remaining outlook above the boundary treatment of No.224 (which surrounds what is observed to be a spacious rear garden area) is reasonably open and as such the addition of the extension is not considered to have an overbearing impact on No.224.

The proposed two storey extension may result in some loss of direct light to No. 224 in the early morning but this is likely to be limited and not significantly different to that which is caused by the existing built form present.

The west facing side elevation of the proposed extension is limited to 2 windows at ground floor level and 1 obscurely glazed window at first floor level. The ground floor windows are unlikely to result in any potential overlooking due to the 1.8m solid boundary fence and the substation which is located alongside the boundary, in any event these are shown to be obscurely glazed upon the proposed plans. A condition is recommended to ensure that the first floor window is obscurely glazed and non-openable (below 1.7m from floor level) to protect the privacy of No. 224 and No. 222. A further condition is recommended that permitted development rights for additional openings and roof extensions are removed from the west facing elevation and roof plans to protect the future amenity of neighbouring occupiers.

The rear facing first floor windows are also proposed with obscure glazing as these serve bathroom areas, in any event they are not positioned so as to provide close proximity direct overlooking opportunities. As such it is not considered necessary to condition their obscurity.

Bearing the above in mind the proposal is not considered to have an unacceptable impact on amenity in terms of overbearing impact, overshadowing or loss of privacy to neighbouring properties and is therefore considered to be in accordance with Policy 8(e) of the JCS.

4. Highways and parking

Policy 8 (b) of the JCS states that new development should not have an adverse impact on the highway network or prejudice highway safety.

The proposed application converts the existing single garage to habitable accommodation which includes bin storage, the external garage doors are to remain in place. This would result in the loss of 1 car parking space. The site has existing hard standing to the front, for 2 cars and there is unrestricted road parking. The proposed application indicates that the existing block paving will be extended to the majority of the front garden. This is considered to be permitted development under Part 1 Class F of the GPDO and will extend the existing on-site parking provisions.

As such the proposal is not considered to further exacerbate the existing situation and the site is able to accommodate a dwelling of this size. As such the proposal is not considered to impact highways safety in accordance with Policy 8 of the Joint Core Strategy.

5. Other matters raised

Objections received have also raised concerns in regard to the potential disturbance during the construction period. It would not be justified to require a Construction Management Plan for a development of this scale however an informative has been added to advise the applicant of the standard hours of construction which are controlled by environmental health legislation (i.e. 8am to 6pm Monday to Friday, 8.30am to 1.30pm on Saturday and at no time on Sundays and bank holidays).

Objections have also been raised in regard to the devaluation of neighbouring properties. This is not a material planning consideration and as such does not form part of the assessment of the proposal.

Conclusion

The proposal is considered to satisfy national and local planning policy. It is appropriately designed and will not impact on the neighbouring properties. As such it is my recommendation that planning permission should be granted subject to the recommended conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Amy Shepherdson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: