

Full Planning Committee - 16 January 2018

Agenda Update

5.1 KET/2017/0601

6 Rushton Road, Rothwell

Recommended Conditions 11 (glazing details) and 15 (parking and access details) are amended so as to reference the latest plan revision numbers - i.e. N310-100D; N310-101D; N310-102B; N310-103D for Condition 11 and for N310-002J for Condition 15.

The applicant on 15/01/2018 submitted photographs related to additional parking surveys carried out to supplement the work already undertaken in this respect. This additional evidence has been placed and can be viewed upon the planning file.

5.2 KET/2017/0790

39 The Olde Victoria Restaurant, Bakehouse Lane, Burton Latimer

Additional condition recommended in relation to the front window in order to enable a reduced thickness on the window details.

Window Condition:

Notwithstanding the submitted details, prior to the installation of the new windows to the front elevation full details of replacement windows shall be submitted to and approved in writing by the Local Planning Authority. The replacement windows shall be carried out in accordance with the approved details.

REASON: The proposed windows fail to preserve the Conservation Area. Details are required prior to commencement of development in the interests of protecting the character and appearance of the Conservation Area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Additional condition recommended in respect of the patio area in the interest of clarity. The existing ground levels (apart from a slab width of paving) is not proposed to change, except where steps are proposed to be cut into the slope between the ground levels at the higher end and the lower end.

Patio Condition:

Prior to the commencement of development, section plans (existing and proposed) through the proposed patio area showing existing and proposed ground levels and contours shall be submitted for the written approval of the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: In the interests of the amenity of the area and to preserve the character and appearance of the Conservation Area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5.3 **KET/2017/0991**
2 Cotswold Avenue, Kettering

No update.

5.4 **KET/2017/1000**
276 Bath Road, Kettering

On further consideration due to the close proximity of the proposed first floor windows (clear glazing) in the rear (west) elevation to the windows in the front (south) elevation of No.45 Burghley Street, an approximate distance of 8 metres at the nearest window to window distance (where the angle is acute) and approximately 11 metres at the furthest distance to maintain reasonable privacy distances the agent was advised and submitted amended plan (05A) which now shows the proposed first floor windows to be partly obscurely glazed with their openings directing views towards the street rather than No.45.

Accordingly, Condition 2 is amended to read as follows:

"The development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown on drawing numbers 03 and 04 received by the Local Planning Authority on 7 December 2017, and amended drawing number 05A received by the Local Planning Authority on 15 January 2018.

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

In addition to the above, an additional condition (No.6) is also inserted to ensure the details of these windows:

"Notwithstanding the hereby approved drawings, the opening parts of the upper floor windows on the western (rear) elevation shall be hinged on their left-hand sides and open out onto Burghley Street. All window panes of the upper floor windows on the western (rear) elevation shall be glazed with obscured glass from their bases to a minimum height of 1.75m above the finished internal floor levels of the rooms that they serve. These details shall thereafter be permanently retained in this form.

REASON: To protect the privacy of the adjacent property and to prevent overlooking in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy."

An extract of amended plan 05A is shown below:-