

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 20/02/2018</b>	<b>Item No: 5.4</b>
<b>Report Originator</b>	<b>Collette Panther Assistant Development Officer</b>	<b>Application No: KET/2017/0995</b>
<b>Wards Affected</b>	<b>Burton Latimer</b>	
<b>Location</b>	<b>4 Vine Gardens, Burton Latimer</b>	
<b>Proposal</b>	<b>Full Application: Single storey side extension and conversion of garage to habitable room</b>	
<b>Applicant</b>	<b>Mr B Fletcher</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 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.

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

## **Officers Report for KET/2017/0995**

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

### **3.0 Information**

#### **Relevant Planning History**

KET/2012/0678 – Demolition of bungalow and garage and erection of 4 no. dwellings – Refused 16/01/2013

KET/2013/0575 – Demolition of bungalow and garage and erection of 4 no dwellings including access – Refused 01/11/2013, Appeal Allowed 18/08/2014

KET/2016/0251 – 4 no. bungalows – Refused 23/05/2016

KET/2016/0256 – Demolish part of bungalow (for wider driveway) and relocation of conservatory – Approved 19/05/2016

KET/2016/0557 – 4 no. residential dwellings (2 no. single storey and 2 no. one and a half storey) including access, parking and amenity space – Refused 22/09/2016, Appeal Allowed 14/03/2017

KET/2016/0714 – 3 no. bungalows including access, parking and amenity space – Approved 16/12/2016

KET/2017/0231 – Substitution of house type – Returned – 10/05/2017

#### **Site Visit**

Officer's site inspection was carried out on 05/01/2018.

#### **Site Description**

The application site comprises a bungalow built with orange multi bricks and topped with brown pan tiles which located on Vine Gardens and has been fully complete and occupied for approximately 3-6 months. The garage conversion has already taken place and a window inserted into the front elevation in the position of the garage door. Off-road parking has been provided for 3-4 cars and 1.8m high timber fencing encloses the garden space. Fenestration is white uPVC and architectural features including mock stone sills and brick plinth topped with blue engineering brick.

Vine Gardens is a private drive with 4 no. dwellings of similar yet different designs and the land was formally garden land to dwellings set on Bridle Road. Upon the officer's site visit it was noted that all 4 no. dwellings were constructed with roofs on, although are at different stages of internal completion.

The area is characterised by openness which has been created by the large and open frontages combined with the low height of the buildings.

### **Proposed Development**

This application seeks full planning permission for retrospective conversion of the single garage into habitable space and for proposed erection of a single storey side extension, to the following dimensions: 4m width, 4m depth, 3m to the eaves/flat roof and 3.2m to the highest part of the roof (roof lantern).

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

Nene Valley NIA Boundary  
Article 4  
HVI open spaces

## **4.0 Consultation and Customer Impact**

### **Parish/Town Council**

*Objection* received from Burton Latimer Town Council on 09/01/2018 on the basis that *the proposal will reduce available parking spaces and cause additional parking on the street which is very narrow.*

Further to these comments the officer sought an additional plan clearly indicating the proposed parking spaces from the agent. A plan showing this information was received by the Council on 11/01/2018, all consultees and neighbours were re-consulted the same day and the proposed plan uploaded to the Council's website.

### **Neighbours**

None received at the time of writing this report.

## **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 character of the area
3. Impact on residential amenity
4. Parking and 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 conversion of the single integral garage into habitable space and the erection of a single storey extension to the north-east side of a residential property which is located in an established residential area to the west of Burton Latimer. The site is located within Burton Latimer town boundary, as required by Policy 35 of the Local Plan.

Furthermore, subject to detailed consideration being given to the impact of the garage conversion and single storey side extension 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 character of the area

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 garage conversion and single storey side extension will be visible from the public realm on Vine Gardens however, the resulting design is in keeping with the character and proportions of the application dwelling and dwellings in the surrounding area. As such, these elements of the proposed development are considered to sit comfortably within the context of the host dwelling and the existing street scene. Furthermore, the additional windows inserted into the front and west side elevations are in keeping with the design and proportions of windows on the original dwelling and sit above a matching mock stone sill which aids cohesion.

The additional door proposed to the rear elevation will not be seen from the public realm and, in any case, is considered not to adversely harm the character and appearance of the dwelling or the street scene.

The 4 no. dwellings approved as part of this development are all of different designs and layouts which ensures that the proposed development will not appear alien in its setting.

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 reason of noise, vibration smell light or other pollution, loss of light or overlooking.*

#### Garage Conversion

The conversion of the garage has been undertaken and involved replacing the garage door on the front (south) elevation with a clear glazed window and insertion of an additional window to the west side elevation. The amenities of the neighbouring property located opposite the front, to the south, are not considered to be made worse than the existing situation due to the separation distance along with the fact that windows which serve habitable rooms are already located on the front elevation and the window will be located opposite, what is approved to be, a garage door. The addition of a window to the west elevation which serves the garage conversion has also been inserted and due to the separation distance of approximately 14m and the fact it will directly face the respective garage door of the property located to the west, is considered not to adversely harm amenities to this or any other neighbouring property.

#### Single storey side extension

The proposed extension is located to the side that faces the rear elevation of No. 4 Bridle Road and will project 4m further towards it which will leave a separation distance of approximately 36m between the two elevations. The application property sits on land approximately 1-1.5m lower than Bridle Road and as such will retain a natural obscuring by the difference in land levels and existing boundary treatment. As a result, it is considered that the separation distance and existing boundary treatment is more than adequate to ensure that loss of privacy, loss of light and overbearing development do not adversely harm the amenities of this or any other neighbouring property.

#### Additional door

An additional door is proposed to the rear, north, elevation which will serve the 'utility room' and will provide access into the rear garden. There are other windows which serve habitable rooms on this elevation therefore, the addition of a door to a non-habitable room is not considered to cause harm to the amenities of any neighbouring property.

To conclude, it is considered that the proposed development will not adversely harm amenities to any neighbouring property by means of loss of light, loss of privacy or overbearing development.

Due to the location and size of 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. Parking and 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*.

Prior to the conversion of the garage the application property benefitted from off-road parking comprising a single integral garage plus a driveway, which could accommodate approximately 3 no. cars. The existing access arrangements are to remain unchanged by the proposal and although 1 no. parking space has been lost by the conversion of the garage it is considered that the 3 no. remaining drive way spaces are sufficient for the needs of the property which comply with NCC Parking Standards. 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: