

BOROUGH OF KETTERING

Committee	Full Planning Committee - 20/02/2018	Item No: 5.5
Report Originator	Collette Panther Assistant Development Officer	Application No: KET/2017/0999
Wards Affected	St. Michaels and Wicksteed	
Location	162 London Road, Kettering	
Proposal	Full Application: Two storey side extension, garage conversion to habitable accommodation and addition of roof lights	
Applicant	Mr B Chiam	

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 amended 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.

4. The first floor window on the south elevation shall be 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 in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. 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, B or C shall be made in the south or west elevation or roof plane of the building hereby permitted.

REASON: To protect the amenity and privacy of the occupiers of adjoining properties in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. Prior to first occupation of the dwelling full details of the mock garage doors to be installed on the garage building shall have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and shall be retained in that form thereafter.

REASON: Details of mock garage doors are necessary prior to the commencement of development in the interests of the visual amenities of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2017/0999

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 inspection was carried out on 05/01/2018.

Site Description

The application site is located in a prominent position on a main arterial route into Kettering Town Centre. 162 London Road was built in the mid 1940's and the construction of surrounding properties varies from the turn of the 20th century to the present day. Historical mapping indicates that properties, certainly to the south and west, were built in a consistent block formation.

The application property is a two-storey dwelling faced with render and roofed with concrete tiles. Existing features include a single storey bay window to the front and a detached garage which is linked to the host dwelling via a facade with a gate leading into the rear garden. Due to the orientation and position of the dwelling, the rear garden is of modest size and is located to the (south) side of the dwelling. Boundary treatment is existing to most sides although is to be constructed between the application site and 164 London Road. Off-road parking is available to the front of the dwelling. The building has fallen into a state of disrepair and at the time of the officers site visit the site was a construction site, repairs and aesthetic works had been undertaken to the internal and external sides of the dwelling and garage building.

The prevailing character of the area is distinctive and is formed of large dwellings set back from the highway with a mixture of architectural features.

Proposed Development

This application seeks full planning permission for the following development:

- Single storey side extension to the following dimensions: 4m width, 7m depth, 3m to the eaves and 3.3m to the highest part of the flat roof
- First floor side extension to the following dimensions: 4m width, 4.15m depth, 5m to the eaves and 6.8m to the ridge of the roof
- Porch to front to the following dimensions: 1.8m width, 1.15m depth, 2.2m to the eaves and 3.05m to the ridge of the roof
- Conversion of garage to habitable space
- Erection of boundary wall to front

- Loft conversion including the addition of 2 no. roof lights to the north elevation

Any Constraints Affecting the Site

Located on an A Road

4.0 Consultation and Customer Impact

Neighbours

Two objections received, one on the original scheme and one on the amended scheme, from the attached neighbour on 05/01/2018 and 30/01/2018 respectively, summarised below:

- Original scheme

Loss of light and overshadowing: The proposed extension will completely block our rear outlook and sunlight as well as completely overshadow our property and garden, creating a tunnel effect from the rear elevation.

Overlooking and loss of privacy: The extension will completely loom over our property and garden, significantly affecting our enjoyment.

Design: The height, scale, bulk and position of the extension is not in keeping with the existing or surrounding properties. The garden is very small and the extension will take up a significant amount of the garden which amounts to overdevelopment of the site.

- Amended scheme

Overlooking and loss of privacy: The extension has been reduced on the elevation that borders our property. However, given the height of the extension together with the difference in heights of the properties, the extension will still overlook and loom over our property and will significantly affect our enjoyment.

Design: The height, scale, bulk and position of the extension is not in keeping with the existing or surrounding properties. The garden is very small and the extension will take up a significant amount of the garden which amounts to overdevelopment of the site.

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 various elements of development, detailed above, to a residential property which is located in an established residential area to the south of Kettering Town Centre. The site is located within Kettering town boundary, as required by Policy 35 of the Local Plan.

Furthermore, subject to detailed consideration being given to the impact of proposed development 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*.

First floor side extension

The proposed side extension will be visible within the public realm and, for the reasons detailed in this discussion, is considered to improve the appearance of the dwelling within the street scene. The property is located on a corner plot with Roundhill Road/London Road, the principal elevation faces London Road (an arterial route into Kettering Town) and the immediate street scene comprises large unlisted historic properties. As a result, it is considered that the application site lends itself to hosting a dwelling with a larger footprint than the original, therefore the proposed footprint and resulting size of the dwelling is considered to be proportionate and in keeping with the character of the area. The roof is subordinate to that on the host dwelling and the front elevation is set in line with

the existing, these features ensure that the extension can be read as an addition which has been sympathetically designed to suit its context. Furthermore, the attached neighbouring property hosts a 'dog-leg' extension to the rear and the proposed extension mimics this to the opposite hand. In addition, the arrangement, size and design of windows, including the additional bay window to the front elevation, are considered to create a balanced and symmetrical appearance to the front elevation. To conclude, it is considered that the size and design of the two storey extension will complement the host dwelling and will not cause harm to the public realm.

Single storey side extension

This element of the proposed development will not be readily visible from the public realm as it will be naturally screened by the location and size of the two storey element. As a result, it is considered not to cause harm to the visual amenity of the area.

Porch

The proposed porch is considered to be of proportionate size to the resulting host dwelling and has been designed with a hipped roof to aid its cohesion. As a result, it is considered that this element of development will sit comfortably with its surroundings and will not to cause harm to the visual amenity of the area.

Conversion of garage to habitable space

The loss of parking spaces is addressed below, in no. 4. From a character and appearance perspective the conversion of the detached garage to habitable space is considered to be acceptable as a result of its design which retains the appearance of a garage due to the 2 no. mock garage doors located to the front elevation. It is considered reasonable to impose a condition requiring the details of the mock garage doors to be submitted and approved by the local planning authority to ensure that the quality of the public realm is retained. As a result, it is considered that this element of the proposed development will sit comfortably within its context.

Erection of boundary wall to front

The construction of a fence, wall or gate up to 1metre high is development permitted via Class A, Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. As a result, although this element of the proposed development is considered appropriate for its context to replace the previous fence it can be undertaken without prior planning approval.

Loft conversion including the addition of 2 no. roof lights to the north elevation

The installation of rooflights is considered to be appropriate development for this location, it is development which is permitted via Class C, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Provided the materials used are render and concrete tiles 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 render 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.*

The originally submitted scheme was considered to have an unacceptable impact upon the amenities of the attached neighbouring property by proposing to erect a two storey extension up to the boundary with this property which would impose loss of light and overbearing development to windows on its rear elevation. This issue was raised with the agent during the application process and as a result amended scheme/plans submitted. Due to halving the depth of the two storey element and setting it 3metres from the boundary it is considered that the revised scheme does not impose adverse harm to the amenities of this, or any other, neighbouring property.

1 Roundhill Road

The proposed extension is located to the (south) side of the host dwelling, east of this neighbouring property. There is an obscure glazed window, serving a bathroom, to the first floor side of the 'dog-leg' section which faces the application site and there are transparent windows to the ground and first floors of the rear elevation, serving a dining/study room and bedroom respectively, which run parallel with the existing side elevation of the application property. The two storey element has been reduced by 3 meters in depth to the side with this property and the revised impact assessment has concluded that, due to the separation distance and the acute angle at which the two storey element is located with respect to neighbouring windows, the proposed development will not cause adverse harm to the amenities of this property by means of loss of light or overbearing development. Furthermore, there are no windows proposed to the side of the development which face this property, therefore no loss of privacy will be imposed. To ensure that the privacy of this property is not harmed in the future it is considered reasonable to impose a condition removing Permitted Development rights to insert any windows into the south side of the extension hereby permitted. As a result, it is considered that the proposed development will not cause adverse harm to the amenities of this neighbouring property,

It is worth noting that the single storey element, adjacent to the boundary with this property, could be undertaken as permitted development and the proposed scheme is within the criteria specified by Class A, Part 1, Schedule 2 of the town and Country Planning (General Permitted Development) (England) Order 2015.

164 London Road

The proposed extension projects towards the side elevation of this property which is staggered and hosts a mixture of obscure and non-obscure glazed windows to both the ground and first floors. This property is set on ground approximately 3-4metres lower than the application property and will benefit from partial screening of the extension provided by the existing garage, this along with the separation distance of approximately 8m and the reduced depth of the two storey element is considered not to cause an overbearing impact. In addition, due to the location of the proposed extensions and the way in which the sun rises and sets it is considered that windows which face the proposed development will not experience loss of light. Furthermore, the bi-fold doors proposed to the ground floor of the single storey extension are set at an acute angle to windows on the side elevation of this property; the imposition of boundary treatment to the side with this neighbouring property will screen the bi-fold doors and will ensure no harmful loss of privacy. The window proposed to the first floor facing this property serves a bathroom and is obscure glazed, there are currently existing windows on this elevation which are not obscure glazed therefore it is considered that the situation in this respect is not made any worse than the existing. Despite this, as the form and usable space of the application site could change as a result of this application it is considered reasonable to impose a condition which requires this particular window to remain obscured glazed in perpetuity and to remove Permitted Development rights to insert additional windows on the south side of the extension hereby permitted, to ensure the privacy of this property is not adversely harmed. To conclude, it is considered that the proposed development will not impose adverse harm to the amenities of this property.

Other neighbouring properties

By virtue of the location, distance and orientation of properties on the opposite sides of London Road and Roundhill Road it is considered that no adverse harm will be caused to the amenities of these properties by means of loss of light, loss of privacy or overbearing development.

Due to the location and size of the proposed elements of development it is considered that all proposed works 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*.

The property currently benefits from off-road car parking spaces formed of a driveway and a double integral garage. The existing access arrangements are to remain unchanged by the proposal and, although the garage is proposed for conversion, 3 no. off-road parking spaces will be retained. 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: