

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 13/03/2018</b>	<b>Item No: 5.5</b>
<b>Report Originator</b>	<b>Alison Riches Development Officer</b>	<b>Application No: KET/2018/0037</b>
<b>Wards Affected</b>	<b>Ise Lodge</b>	
<b>Location</b>	<b>5 French Drive, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Two storey rear extension. Mono-pitched roof over existing single storey rear extension. Insertion of first floor window in existing east elevation</b>	
<b>Applicant</b>	<b>Mr S Hendry</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 amended plan number 18/01/01A, received by the Local Planning Authority on 19th February 2018.

REASON: In the interest of securing an appropriate form of development in the interests of the character and appearance of the dwellinghouse and surrounding area and the amenities of future and surrounding occupiers in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. The first floor window in the east elevation of the building shall be installed as shown on amended plan 18/1/1A, received by the Local Planning Authority on 19th February 2018, and shall thereafter be retained in that form.

REASON: In the interests of the amenities of future and adjacent occupiers 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 Class A shall be made at first floor level in the east and west elevations of the building.

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

5. 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.

## **Officers Report for KET/2018/0037**

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 26/01/2018.

#### **Site Description**

The application site is in an established residential housing estate located to the east of Kettering.

The property is a two-storey detached dwellinghouse with a brown concrete tile gable roof built in the mid 1970s. The property is wide and shallow and is symmetrical about a central front door. There is cream render at ground floor level and red brick at first floor level. All windows and doors have been replaced with white PVCu. A flat roofed render covered extension covering just over half of the rear elevation has been added at the west end using permitted development rights.

At the site, the ground level slopes downwards from east to west meaning that the dwellinghouse has a slightly lower ground level than the adjacent neighbour at No.7 and a slightly higher ground level than the adjacent neighbour at No.3. Due to the changes in ground level, there is no front boundary treatment at the east end side boundary and a low brick wall at the west end side boundary. At the front the brick boundary wall increases in height to accommodate the changes in ground level. The front garden is partly grassed with a crazy paving pathway and a tarmac driveway leading to a single storey flat roofed detached garage set back behind the rear elevation of the existing dwellinghouse at the east end of the plot.

Although there are a variety of styles of development in the surrounding area, the majority of the housing estate was built out in the late 1960s and 1970s and is characterised as a whole by the properties being set back in their plots with open plan front gardens and low level or no front boundary treatment, presenting a strong sense of uniformity and rhythm in their spacing. The application site is one of 5 no. identical two-storey dwellinghouses located on the north side of French Drive, with bungalows at either end. The dwellinghouses are distinct in their character with a wide frontage, a shallow depth and a shallow gable roof above, and are separated from each other by a driveway. Each property is visible within the public realm in both French Drive and Clive Close to the west.

#### **Proposed Development**

The original proposal was for a two-storey rear extension, extending the full width of the existing property with a shallow pitched roof extending from the ridge to the eaves. This resulted in a rear roof plane measuring 6 metres in length, compared to the existing front roof plane measuring 2.7 metres from ridge to eaves.

Following concerns regarding the scale and massing of the proposed rear roof plane on the character and appearance of the existing dwellinghouse, surrounding development and the wider street scene, the proposal has been amended to reduce the size of the rear extension and to provide a subordinate ridged roof with the same pitch as the existing roof. A mono-pitched roof is to be added above the existing single storey rear extension and a window is to be added at first floor level in the existing east elevation has been amended from the original submission. The amended scheme was reconsulted on for 7 days.

The resulting proposal is therefore for a two-storey rear extension, a mono-pitched roof over the existing single storey rear extension and the insertion of a first floor window in the existing east elevation.

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

None.

### **4.0 Consultation and Customer Impact**

Initial consultation – 21 days – 18/01/2018

#### **Neighbours**

5 Marlborough Close

- Objection.
- The two-storey extension will directly overlook the rear of our property.
- The rooms facing the proposed extension include a living room, bedroom and a kitchenette.
- There will be a significant impact on the privacy of the rear facing rooms and our garden.

Reconsultation – 7 days – 19/02/2018

#### **Neighbours**

- No further comments received.

### **5.0 Planning Policy**

#### **National Planning Policy Framework**

Policy 4. Promoting sustainable transport

Policy 6. Delivering a wide choice of high quality homes

Policy 7. Requiring good design

#### **Development Plan Policies**

#### **North Northamptonshire Joint Core Strategy**

Policy 8. North Northamptonshire Place Shaping Principles

Policy 11. The Network of Urban and Rural Areas

Policy 29. Distribution of New Homes

### **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. Character and Appearance
3. Residential Amenity
4. Parking and Highway Safety

### 1. The Principle of Development

The application site is in an established residential area to the east of Kettering.

Policies 11 and 29 of the North Northamptonshire Joint Core Strategy direct development to existing urban areas and indicate that Kettering is a 'Growth Town' and, therefore, should provide a focal point for development.

Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of extensions to residential properties provided there is no 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. Character and Appearance

Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy requires new development to respond to the site's immediate and wider context and local character.

The application site is one of 5 no. identical two-storey dwellinghouses located on the north side of French Drive, with bungalows at either end. The dwellinghouses are distinct in their character with a wide frontage, a shallow depth and a shallow gable roof above, and are separated from each other by a driveway. Each property is visible within the public realm in both French Drive and Clive Close to the west.

The existing dwellinghouse is shallow in depth and measures 5.4 metres in total. The two-storey extension originally proposed extended the full width of the rear elevation with a shallow pitched roof extending from the ridge to the eaves. This resulted in a rear roof plane measuring 6 metres in length, compared to the existing front roof plane measuring 2.7 metres from ridge to eaves.

Following concerns regarding the scale and massing of the proposed rear roof plane on the character and appearance of the existing dwellinghouse, surrounding development and the wider street scene, the proposal has been amended to reduce the size of the two-storey rear extension such that it does not extend the full width of the property. A subordinate ridged roof with the same pitch as the existing roof has been provided and a mono-pitched roof is to be added above the existing single storey rear extension. The remaining first floor rear window in the rear elevation is to be reduced in size to reflect the windows at first floor level in the proposal.

Additionally, a larger window is proposed at first floor level in the existing east elevation.

It is considered that the resultant proposal has been designed to better reflect the character and appearance of the existing dwellinghouse in terms of its roof style and pitch, the overall proportions and fenestration, and that providing the materials used match those on the existing dwellinghouse, it will not adversely impact on the character and appearance of the existing dwellinghouse, surrounding development and the wider street scene.

Subject to conditions requiring the proposal to be built out in accordance with the submitted plans and details and in materials matching those on the existing dwellinghouse, the proposal complies with Policy 8 of the North Northamptonshire Joint Core Strategy.

### 3. 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.

The original proposal resulted in an existing first floor bedroom losing its rear elevation window and being provided with a small fire escape window in the east elevation and a roof light. It was considered that this arrangement would result in a loss of amenity to the future occupier of the room. Amendments were provided which removed a proposed roof light and provided a larger casement window at first floor level in the east elevation with the northern pane fixed shut and clear glazed and the southern pane obscure glazed and hinged at its southern edge so that it opens facing towards the front of the dwellinghouse.

It is considered that this will address the amenity issues for the future occupiers of this room. It is also considered that, as the application property and its adjacent neighbour to the east at No.7 French Drive conform to a regular building line, are the same style of property, and have blank flank walls facing each other across a driveway, the inclusion of a larger window in the east elevation is acceptable in terms of any loss of amenity to the occupiers of No.7, subject to a condition requiring it to be inserted and retained as proposed on the submitted plans.

An additional condition will be added to prevent any further openings at first floor level on the east and west elevations to address a potential loss of amenity to future and surrounding occupiers.

In addition to the issue raised above, an objection has been received from a neighbouring occupier to the north of the application site at No.5 Marlborough Close, in terms of overlooking of their property and a loss of privacy as a result of the first floor windows in the proposed two-storey rear extension. The objection was made against the original proposal but has not been withdrawn following amendment to the submitted scheme.

The amended proposal has reduced the width of the first floor element of the extension. The depth of the proposal has not changed and this means that the proposed first floor windows will be approximately 10 metres from the rear boundary of the application site with No.5 Marlborough Close, when measured to the nearest point.

No.5 Marlborough Close has a two-storey rear extension which was built out following planning permission granted by KE/03/1059 and, according to the approved plans, contains a sunroom at ground floor level and a bedroom at first floor level. This proposal resulted in a remaining rear garden depth of approximately 10 metres for No.5 Marlborough Close.

As a result of the current proposal, the separation distance between the extended rear elevation of No.5 Marlborough Close and the extended rear elevation of the application site will be approximately 20 metres, which is considered to a sufficient distance such that there will be no adverse impacts on the amenities of the occupiers of both properties by reason of loss of privacy or overlooking.

At present there is a row of conifers, approximately 8 metres tall, along the rear boundary between these two properties. Half of the stems are in each property and the greenery sits above a 1.8 metre high wooden panel boundary fence. The hedge is not considered worthy of retention by means of a Tree Preservation Order, due to the fact that it is a Leylandii and, in addition, it would be considered unreasonable to secure the retention of a hedge of the existing height due to the potential for a loss of light, particularly with respect to the neighbours to the north of the boundary. Notwithstanding the fact that the separation distance between the two sets of first floor windows is considered to be acceptable. It would appear that the two sets of neighbours have reached a compromise to suit both such that neither is overlooked by their opposing first floor windows.

In terms of other amenity issues, the orientation of the proposal in relation to the existing dwellinghouse and the path of the sun and the separation distance between adjacent neighbours, means that there will be no loss of sunlight or daylight to these surrounding occupiers.

It is considered that subject to the inclusion of conditions requiring the proposal to be built out in accordance with the approved plans, the first floor window in the east elevation to be provided and retained as submitted, and no further openings to be permitted at first floor level in the east and west elevations, then the proposal complies with Policy 8 of the North Northamptonshire Joint Core Strategy.

#### 4. Parking and Highway Safety

Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

The parking provision at the site is provided by a driveway at the east end of the plot which runs from the back of the footpath in French Drive to the single detached garage within the rear garden of the property. In addition to the driveway, which can accommodate at least 2 no. vehicles clear of the highway, there is an area of crazy paving to the west of the driveway which allows for the parking of an additional vehicle. There is also unrestricted parking in French Drive and the surrounding area. The Highway Authority have marked a short area of restriction in front of the driveway for each property in French Drive due its proximity to the 3 no. schools in Churchill Way to the east, to prevent school traffic blocking access to and from the properties on French Drive.

The proposal will result in the creation of additional living space and 2 no. additional bedrooms and it is considered that the proposal will not give rise to significant increase in the requirement for parking at the site which could not be accommodated using the current on and off-site arrangements.

As such, the proposal complies with Policy 8 of the North Northamptonshire Joint Core Strategy.

**Conclusion**

Subject to conditions requiring the development to be built out in accordance with the approved plans, the first floor window in the east elevation to be provided and retained as submitted, no further openings to be permitted at first floor level in the east and west elevations, and matching materials, the proposal accords with policies in the Development Plan and is recommended for approval.

**Background Papers**

Title of Document:

Date:

Contact Officer:

Alison Riches, Development Officer on 01536 534316

**Previous Reports/Minutes**

Ref:

Date: