

BOROUGH OF KETTERING

Committee	Full Planning Committee - 13/03/2018	Item No: 5.8
Report Originator	Collette Panther Assistant Development Officer	Application No: KET/2018/0085
Wards Affected	Barton	
Location	188 Barton Road, Barton Seagrave	
Proposal	Full Application: First floor side and single storey rear extensions and extension to front canopy	
Applicant	Mr K Beeby	

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, reference 18/1/2 received by the Local Planning Authority on 27/02/2018.

REASON: In the interest of securing an appropriate form of development in accordance with 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.

4. 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. The west and south elevations of the first floor side extension hereby approved shall be rendered in accordance with drawing number 18/1/2 received by the Local Planning Authority on 27/02/2018.

REASON: In the interests of visual amenity in accordance Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2018/0085

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

3.0 Information

Relevant Planning History

KB/60/23 – Development – Approved 19/05/1960

KB/60/417 – Roads and sewers – Approved 29/09/1960

KB/60/826 – House and garage – Approved 23/02/1961

Site Visit

Officer's site inspections were carried out on 12/02/2018 and 16/02/2018.

Site Description

The application site is located to the south east of Kettering on the edge of Barton Seagrave and is positioned on a service road to the west of Barton Road which runs parallel. The site forms a corner plot to Barton Road/Linnett Drive and comprises a 1960's two storey detached dwelling which is set back from the highway.

Fenestration includes white uPVC windows/doors and there is a linear band of white render to part of the front elevation. Existing additions include a single storey extension attached to the rear of the garage and a rear conservatory. Off road parking is provided via a single attached garage and driveway. The site is enclosed with boundary treatment to all boundaries including a 1 metre high wall to the front/north side and 1.85 metre high fencing to the south side/rear. There is a small amenity space located directly to the rear of the dwelling and a larger sized grassed piece of land to the north side which is screened by mature hedging planted adjacent to the boundary.

The prevailing character of the area is made up of large detached dwellings which are set back from the highway with even spacing between. Many properties on this section of Barton Road have seen additions of which two storey side extensions form a large proportion.

Proposed Development

This application seeks full planning permission for the erection of a single storey rear extension, a first floor side extension and an extension to the existing front canopy, to the following dimensions:

- Single storey rear: 3.3m depth, 9.5m width, 2.5m to the eaves and 3.6m to the highest part of the roof
- First floor side: 3.85m width, 6.15m depth, 4.95m to the eaves and 7.3m to the ridge of the roof
- Canopy: increase in width from 5.5m to 8.9m, eaves and ridge height to match existing.

Any Constraints Affecting the Site

None.

4.0 Consultation and Customer Impact

Parish/Town Council

No objection received from Barton Seagrave Parish Council on 12/02/2018.

Neighbours

Comment received from the neighbouring property, to the rear (west), on 12/02/2018 which raised the following concerns:

Distance of the single storey extension from the boundary and overlooking from the rear of the proposed first floor side extension into their kitchen.

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 responds to the local character, reflecting the identity of local surroundings and materials.

This application seeks permission for residential extensions to an existing residential property which is located in an established residential area within Barton Seagrave. The site is located within Kettering town boundary, as required by Policy 35 of the Local Plan.

Subject to detailed consideration being given to the impact of the proposed development 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 application dwelling is large in size, as are neighbouring properties located in the immediate vicinity, and the first floor side extension will be visible from the public realm on Barton Road. Its design is consistent with existing additions seen in the street scene, where many neighbouring properties have the addition of a non-subordinate two storey side extension. As a result, in this particular instance it is considered that a subordinate extension would not be appropriate for the context of the dwelling and surrounding street scene. Thus, it is considered that the design of the extension will suit its immediate and wider surroundings and, therefore, will not cause adverse harm to the quality of the public realm.

Furthermore, it was recognised that the front elevation may appear expansive, consequently the scheme was amended during the application process with an amended plan now submitted which details render to the front and side elevation of the proposed first floor element – this solution is considered acceptable and offers an appropriate break to the front elevation.

Single storey rear extension

By virtue of the location and height of the existing dwellinghouse and screening to the side with Linnett Drive, provided by existing boundary treatment, the proposed single storey rear extension will not be visible from the public realm. In any case its location, size and design are considered to be appropriate and proportionate to the host dwelling.

Front canopy

The proposed canopy to the front is a continuation of what is currently on site and is considered to offer an appropriate and cohesive break to the front elevation which is in keeping with the character and context of the host dwelling.

Provided the front and side elevations of the proposed first floor section are rendered and brick is used to match those on the existing dwellinghouse for the single storey element, 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 as detailed above, 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.*

1 Linnett Drive is located to the west of the application site (to the rear) and is positioned side on to the application dwelling, although is set further north towards Linnett Drive. The proposed first floor side extension is located away from this property, at the southernmost point of the site, and will not project beyond the original and existing rear first floor elevation; in addition, there are existing windows on the rear elevation of the application property which face west towards this property and are positioned closer than those proposed; moreover, it is considered that the amenity to windows on the rear elevation of No. 1 Linnett Drive are protected by virtue of their relationship with the proposed windows which are at an oblique angle and separated by at least 15 metres distance. Furthermore, by virtue of the height, siting and area of the proposed single storey extension it is considered that this element of the proposal will not cause adverse harm to the amenities of this property. As a result, it is considered that the proposed development will not cause unacceptable loss of amenities to this property by means of loss of light, loss of privacy or overbearing development.

190 Barton Road is situated to the south of the application site (to the side) and sits in line parallel with the application dwelling. This property has no windows located in its north elevation which faces the application site and its side elevation closest to the site projects further at the rear than the proposed development. As a result, considering the location, height, size and relationship between windows it is considered that no element of the proposed development will cause harm to the amenities of this property.

All other neighbouring properties - by reason of the location, size and relationship to the proposed development in relation to any other neighbouring property, it is considered that amenities to other neighbouring properties are protected by separation distance and oblique angles.

Due to the location and size of the proposed extensions and canopy, it is considered that the proposed development accords 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 single attached garage. The existing access and parking arrangements are to remain unchanged by the proposal, as such the proposal is

considered to be acceptable in this respect.

Conclusion

Subject to conditions including materials, as detailed above, 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: