

## BOROUGH OF KETTERING

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| <b>Committee</b>         | <b>Full Planning Committee - 11/04/2018</b>  | <b>Item No: 5.6</b>                      |
| <b>Report Originator</b> | <b>Alison Riches<br/>Development Officer</b>   | <b>Application No:<br/>KET/2018/0160</b> |
| <b>Wards Affected</b>    | <b>Barton</b>  |  |
| <b>Location</b>          | <b>7 Rossendale Drive, Barton Seagrave</b>   |  |
| <b>Proposal</b>          | <b>Full Application: First floor side extension and single storey rear extension</b> |  |
| <b>Applicant</b>         | <b>Mr T Scarvaci</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 window at first floor level on the northeast elevation shall be glazed with obscured glass and thereafter shall be permanently retained in that 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.

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 northwest elevation of the building.

REASON: To protect the amenity and privacy of the occupiers of the adjacent property in accordance with Policy 87 of the North Northamptonshire Joint Core Strategy.

## **Officers Report for KET/2018/0160**

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

### **3.0 Information**

#### **Relevant Planning History**

KE/85/0178. Full. Residential Development – 60 dwellings with associated roadworks, pay area etc. Approved 25/05/1985.

- No.5 Rossendale Drive – Heyford housetype
- No.7 Rossendale Drive – Wenlock housetype
- No.9 Rossendale Drive – Worcester housetype

KE/90/0990. Lounge Extension. approved 26/11/1990.

KE/98/0297. Side ground floor extension and rear conservatory. Approved 21/07/1998.

#### **Site Visit**

Officer's site inspection was carried out on 09/03/2018.

#### **Site Description**

The application site is located in an established residential area to the southeast of Kettering in the parish of Barton Seagrave.

The dwellinghouse is a two-storey red-multi brick detached dwellinghouse with a brown concrete pantile gable roof which was built in the mid 1980s. There is a two storey gable roofed element on the front elevation with a canopy above the front door and a ground floor bow window which has been brought forward in line with the front door following planning permission granted by KE/90/0990.

A single storey garage with a utility room behind, built of the same materials and at the same time as the dwellinghouse, is attached to the side (northwest) elevation. A single storey extension was added to the side (southeast) elevation following planning permission granted by KE/98/0297.

KE/98/0297 also permitted a D-shaped PVCu conservatory to the rear but this has been replaced by an L-shaped PVCu conservatory which joins up with the utility room, and was built out using permitted development rights.

There is an open plan block paved front garden with a white painted hit and miss fence along the front boundary and a low brick wall along the southeast side boundary. To the rear the garden is surrounded on all sides by 1.8 metre high wooden panel fencing.

Surrounding properties form part of the same development and are a variety of single and two-storey detached gable roofed dwellinghouses built in a similar style and of a similar palette of materials to the application site.

### **Proposed Development**

The proposal is for a first floor extension above the existing attached garage and a single storey rear extension with a mono-pitched roof.

The single storey rear extension replaces the existing L-shaped conservatory, using the original footprint, and increases the eaves height of the existing utility room to enable the mono-pitched roof to cover the whole of the rear extension.

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

None.

## **4.0 Consultation and Customer Impact**

### **Barton Seagrave Parish Council**

- No comments received.

### **Neighbours**

9 Rossendale Drive

- Objection.
- Due to the great height of the proposed roof of the conservatory and the position in respect of our property we feel it would be very overshadowing and have a detrimental effect on our property.
- We do not object to the actual application for a tiled roof but to the height it is proposed to be built at.

## **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 southeast of Kettering in the parish of Barton Seagrave.

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 proposed first floor extension will be located above the existing garage and will be visible in the public realm in Rossendale Drive. It will have a gable roof the same roof pitch and height as the existing roof with fenestration similar to that on the existing dwellinghouse.

The proposed single storey rear extension will replace, using the same footprint, the existing L-shaped conservatory and will join up with and consolidate the roof on the existing utility room. The eaves of the utility room will be increased in height by 0.3 metres to allow the proposed roof to cover the whole of the rear extension

For both parts of the proposal, the applicants propose using materials to match those on the existing dwellinghouse, which can be secured by condition. As such, it is considered that there will be no adverse impact on the character and appearance of the dwellinghouse, surrounding development or the wider street scene. This is in accordance 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 proposed first floor extension will be above the existing garage, in line with the existing front, side (northwest) and rear elevations, and will provide an additional bedroom and an en-suite. The side elevation of the application site is 2 metres from the flank elevation of the adjacent neighbour to the northeast at No.5 Rossendale Drive. There are openings at both ground and first floor levels in the flank elevation of this neighbour which, according to the Heyford housetype the property was built out under serve a WC, a flue vent and a landing, and it is considered that the separation distance of 2 metres between the two flank walls and the orientation in relation to the path of the sun means that there will be no additional loss of amenity to the neighbouring occupiers, over and above that which is already experienced. A condition will be added to prevent any openings at first floor level in the northwest elevation to address any future amenity issues.

In the proposed first floor extension, the bedroom area will be at the front and an en-suite at the rear. Windows are proposed at first floor level in both the front and rear elevations. The bedroom window will face the front driveway and it is considered that as it is in line with other first floor windows and overlooks the public realm that there will be no loss of amenity to neighbouring or future occupiers. The en-suite window to the rear is proposed to be obscure glazed and a condition will be added to retain the glazing in this form to address any issues of a loss of privacy or overlooking to both neighbouring and future occupiers.

With respect to the single storey rear extension, this is to replace the existing L-shaped conservatory, using the same footprint and eaves height and to join it to the existing utility room. The existing utility room will have its eaves height increased by 0.35 metres so that a uniform mono-pitched roof can be added across the whole of the rear extension. The increase in the maximum roof height will be by 0.7 metres from 2.95 metres to 3.65 metres.

An objection has been received from the adjacent neighbour to the southeast at No.9 Rossendale Drive stating that the height of the proposed roof of the conservatory will lead to overshadowing of their property leading to a detrimental effect on their amenities.

The side (northwest) elevation of this neighbour is 1.2 metres from the boundary with the application site and, according to the Worcester housetype the neighbouring property was built out under, there is a utility room door, a WC and a flue vent at ground floor level and a bathroom at first floor level in this flank elevation.

The two dwellinghouses are orientated such that they sit at an angle to one another and the proposed rear extension will sit on the footprint of the existing conservatory which extends no further than the rear elevation of No.9.

The maximum height of the proposal is increasing in height by 0.7 metres to 3.65 metres which is below the 4 metres maximum height allowed under permitted development by Class A of Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (the GPDO). The length of 2.8 metres and the eaves height of 2.75 metres also fall within the limitations of Class A of the GPDO, which allows for a length of 4 metres and an eaves height of 3 metres, and as such, this part of the proposal could be built

out under permitted development without reference to the Local Planning Authority.

As such, it is considered that the proposed rear extension would not adversely impact on the amenities of adjacent neighbours over and above that which is permitted development and this which is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Subject to conditions preventing openings at first floor level on the side (northwest) elevation and permanently retaining obscure glazing in the rear (northeast) first floor window, it is considered that the proposal will not result in an unacceptable impact on the amenities of surrounding occupiers which is in accordance 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 the existing single garage and the block paved front garden. The proposal does not impact on the existing parking arrangements, and will not lead to a significant increase in the occupancy of the property. As such the proposal complies with Policy 8 of the North Northamptonshire Joint Core Strategy.

#### **Conclusion**

Subject to conditions requiring materials to match, no openings at first floor in the side (northwest) elevation and the retention of obscure glazing at first floor level in the rear (northeast) elevation, the proposal complies with policies in the Development Plan and is recommended for approval.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

#### **Previous Reports/Minutes**

Ref:

Date:

Alison Riches, Development Officer on 01536 534316