

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 05/06/2018</b>	<b>Item No: 5.9</b>
<b>Report Originator</b>	<b>James Wilson Development Officer</b>	<b>Application No: KET/2018/0251</b>
<b>Wards Affected</b>	<b>Brambleside</b>	
<b>Location</b>	<b>2 Dene Close, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Single storey rear and side extension</b>	
<b>Applicant</b>	<b>Mr V Haubert</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. 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) the use of the extensions hereby approved shall not be other than for residential use as a part of the property at 2 Dene Close being occupied as a single household.

REASON: In the interest of amenity and the surrounding area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## **Officers Report for KET/2018/0251**

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 24/04/2018

#### **Site Description**

The application property is located at Dene Close, Kettering and is situated near to the end of this cul-de-sac. The dwelling is constructed of red brick with a hipped roof and bay window to the front. A garage and car port is located to the front and west of the bungalow, in addition to a front driveway large enough to accommodate up to 2 further vehicles. To the rear is a flat roofed extension, added subsequently, which accommodates a kitchen, living room and conservatory. Dene Close is set within a residential area which has experienced infill development of 3 bungalows on a large garden plot of No.5 in the recent past.

#### **Proposed Development**

The proposal is for a single storey rear and side extension which would provide 3 new habitable rooms (2 bedrooms and a bathroom) and would be housed under a hipped roof extending across the existing extension. The proposed extension will have a rearward projection of 9.5 metres along the eastern elevation of the existing rear extension. The width will be 2.5 metres and the eastern elevation will be off the common boundary with its neighbour (No. 1 Dene Close) by 1 metre.

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

Nene Valley NIA Boundary

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

**Neighbours:** 4 representations received from 1, 4, 7 Dene Close and 3 Willow Garden Close objecting to the application and summarised below.

- Over development of the site – previous 3 bedroom bungalow being created into a 6 bedroom dwelling. Concerns that internal alterations already undertaken have been done in line with building regulations. The new pitched roof will block light to the kitchen of 1 Dene Close.
- Concerns that the property will be converted into a House in Multiple Occupation and this will cause issues over on street parking and access for emergency vehicles.
- Already have 2/3 people living at address, property will have more people by adding 2 more bedrooms – this will cause more parking issues that already being experienced.
- Strongly object – Dene Close is a small Close with a 13ft wide access road. Street is already 'over vehicled'. Often vehicles are parked illegally part on

part off the pavement. Application for extra rooms would increase the amount of traffic in the Close. 51 vehicles have visited 2 Dene Close over a 2 day period which is a common occurrence. The additional traffic will have a detrimental impact on all residents in the Close.

- Access road for Dene Close is not suitable for such a large development. Parking in the road is already an issue and not all properties have off road parking. Cars and vans park on the pavements making it impossible for wheelchair access without using the road. All elderly residents living in bungalows and need to have guarantee of pavement access. Emergency vehicle access may also be compromised.

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Section 6 Delivering a wide choice of high quality homes

Section 7 Requiring Good Design

### **Development Plan Policies**

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

Policy 1 Presumption in favour of Sustainable Development

Policy 8 North Northamptonshire Place Shaping Principles

Policy 11 Network of Urban and Rural Areas

Policy 29 Distribution of New Homes

Policy 30. Housing mix and tenure.

#### **Saved Policies in the Local Plan for Kettering Borough**

Policy 35 – Housing with Towns

## **6.0 Financial/Resource Implications**

None

## **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle of the development
2. Design, layout, scale and effect on character and appearance of the area
3. Impact on residential amenity
4. Parking and Intensification of Use

### **1. Principle of the development**

The National Planning Policy Framework (NPPF), published in March 2012, sets out the Government's planning policies for England and how these are expected to be applied. At its heart is a presumption in favour of sustainable development. The NPPF confirms the statutory status of the Development Plan where section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *'If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development*

*plan unless material considerations indicate otherwise*'. The NPPF is a material consideration in planning decisions.

The application is for a single storey side and rear extension to a bungalow within a residential area of Kettering. Saved Policy 35 of the Kettering Borough Local Plan supports proposals for residential development within the towns, defined by the Town Inset boundaries, where the proposal is compatible with other policies and within the Plan. Policy 11 of the North Northamptonshire Joint Core Strategy (NNJCS) directs development to strengthen the existing network of settlements and Kettering as a 'Growth Town' would accommodate the focus of residential growth for the Borough. Paragraph 111 of the National Planning Policy Framework and Policy 29 of the JCS encourage development within towns to be directed towards brownfield sites that have previously been developed.

The principle of development for this proposal is therefore acceptable subject to the satisfaction of the Development Plan criteria.

## 2. Design, layout, scale and effect on character and appearance of the area

Good design is promoted by Policy 7 'Requiring Good Design' of the NPPF and Policy 8 of the NNJCS requires that development responds to the site's immediate and wider context and local character.

The proposed extension will create an additional area of approximately 24sqm of floorspace increasing the existing rear extension to the full width of the original bungalow. The extension would not exceed the length of the existing property and the ridge height would be approximately 4m high. As the extension is positioned to the rear of the property it would largely be screened from public views and only visible via glimpsed views from Dene Close.

The scale and mass of the proposal is considered appropriate to the character and size of the existing and adjacent properties and its positioning within the existing plot. The internal floor area and room size of the scheme are in accordance with national space standards and accordingly complies with policy 30 of the NNJCS.

In summary the proposal is considered positively in design and character terms and is in accordance with the requirements of policy 8 of the NNJCS.

## 3. Impact on residential amenity

Policy 8(e) of the NNJCS requires that development does not result 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 extension would be set 1m from the boundary of 1 Dene Close extending the line of the eastern elevation of the property to its southern elevation. There would be a 7.5m distance between the proposed extension and 1 Dene Close. The resident of this property has made an objection regarding the loss of light to the kitchen of their property. However, due to its height and orientation the extension would not be significantly detrimental to the amenity of neighbouring properties by way of overlooking and loss of privacy, blocking light or creating an overbearing presence.

It is therefore considered that no unacceptable impacts on the amenity of neighbouring residents would be created and that the proposal is in accordance with criterion e of Policy 8 of the North Northamptonshire Joint Core Strategy.

#### 4. Parking and Intensification of Use

An objection has been raised in relation to the potential subsequent conversion of the property into a House in Multiple Occupation (Planning Use Class C4). This application is not proposing this; however, it would be possible to change the use of the dwelling into Use Class C4 which provides for small shared houses occupied by between 3 and 6 unrelated individuals where they share basic amenities such as the kitchen and bathroom. This would be permissible under Part 3 Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

It is recognised that the property has the potential to provide 4 off street parking spaces via a paved front drive along with garage and car port area and parking and access issues may result if the property were to be converted in this way.

However, within the scope of what can be conditioned in relation to the proposal, it is recommended that the use of the additional accommodation is conditioned to the property remaining as a single household.

#### Conclusion

The proposal is in accordance with the relevant policies of the Development Plan and there are no material considerations which indicate planning permission should not be granted. The principle of development is established, there would be no unacceptable detrimental impact on neighbouring residential amenity or the appearance or character of the area. The application is therefore recommended for approval, subject to conditions including the removal of permitted development rights for change of use to an HMO as this may create unacceptable impacts that cannot be mitigated.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

James Wilson, Development Officer on 01536 534316

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

Ref:

Date: