

BOROUGH OF KETTERING

Committee	Full Planning Committee - 03/07/2018	Item No: 5.3
Report Originator	Alison Riches Development Officer	Application No: KET/2018/0311
Wards Affected	Slade	
Location	25A Kettering Road, Broughton	
Proposal	Full Application: Porch to front and single storey rear extension with balcony	
Applicant	Mr B Davison	

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 approved plans and details listed below. The southwest wall to the balcony hereby permitted, once built shall be thereafter retained in that form.

REASON: In the interest of securing an appropriate form of development in the interests of the amenities of the adjacent neighbour at No.23 Kettering Road in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. 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.

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 in the southwest elevation of the building.

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

Officers Report for KET/2018/0311

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

3.0 Information

Relevant Planning History

KE/02/0977. Erection of 5 no. houses. Approved 18/02/2003.

KE/03/1052. Variation of conditions 6 and 8 of KE/02/0977 (Erection of 5 no. houses): The gradient of the access driveway and finished floor levels. Approved 20/01/2004.

Site Visit

Officer's site inspection was carried out on 15/06/2018.

Site Description

The application site is located at the northeast end of Broughton village, in a small cul-de-sac of 5 no. dwellinghouses built out on land formerly the garden for No.27 Kettering Road following planning permission granted under reference KE/02/0977.

The application site is an L-shaped property, with its front door in the northwest elevation, at the southwest end of a terrace of 3 no. one-and-a-half storey red brick dwellinghouses. The property has a grey concrete tile gable roof containing front and rear shiplap fronted eaves level dormer windows and there is a tiled canopy above the front door. All windows and doors are white PVCu and there is an integral garage with its door in the northeast elevation of the property, in front of which is a tandem parking area for 2 no. vehicles. The parking area is also in front of the front elevation of the adjacent property at No.26, and adjacent to the blank flank elevation of the garage and driveway for No.25 Kettering Road to the northwest of the application site.

There is a small front garden with white post rail fencing surrounding it and to the rear is a reasonable sized plot of land surrounded on all sides by 1.8 metre high wooden panel fencing.

The land levels at the site slope away quite steeply from Kettering Road to the rear of the plot in a northwest to southeast direction such that there is a raised decked area at the rear of the dwellinghouse which provides a floor level the same as the dwellinghouse. From the decked area there are steps down to a lower lawned area.

Properties immediately surrounding the site on the southeast side of Kettering Road comprise detached and semi-detached two-storey dwellinghouses set back in relatively large sloping plots which overlook open countryside beyond the rear boundaries.

Proposed Development

The proposal is for the following:

- The removal of the existing canopy above the front door and the construction of a single storey brick extension with a mono-pitched roof to the front elevation to create a porch.
- The construction of a ground floor rear extension with a balcony above with side walls. As the ground slopes away from the rear elevation of the existing property, the extension is elevated such that it shares the same floor levels at both ground and first floor levels as the original dwellinghouse

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Broughton Parish Council

- No comments received.

Neighbours

23 Kettering Road

- Objection.
- Discussed with applicant the high brick wall on the proposed balcony extension.
- Had them stand on our raised patio to see the impact on our property regarding light and ugly high brick wall to give privacy on the proposed balcony. Assured that it was designed to give us our privacy without thinking of the impact on our property of a 3 metre single storey extension with a full height brick wall up to roof height on the end of the balcony.
- The 3m single storey extension is no problem but the balcony on top is.
- It cuts 3m of our view from our balcony which is disappointing, and the fact they are considering a full height brick wall on our end is alarming.
- It will certainly cut light into our garden.
- The applicant discussed replacing the full height brick wall with trellis and greenery or stepped down frosted glass which would be an improvement.

Other comments made regarding the use of the garden and the proposed balcony are not material planning considerations and do not fall to be considered as part of this application.

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

Saved Policies in the Local Plan for Kettering Borough

RA3. Rural Area: Restricted Infill Villages

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 northeast of Broughton village, which is a restricted infill village, as defined by policy RA3 of the Local Plan for Kettering Borough. Policy RA3 is supportive of proposals for residential development in principle.

Policies 11 and 29 of the North Northamptonshire Joint Core Strategy direct development to existing urban areas and indicate that Broughton as part of Kettering rural is a tertiary focal point for limited development, such as extensions, after the growth town of Kettering and the smaller towns of Burton Latimer, Desborough and Rothwell.

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 at the southwest end of a private drive containing 5 no. dwellinghouses built out under planning permission granted by KE/02/0977.

The proposed front extension will be partially visible from the public realm in Kettering Road. Both parts of the proposal have been designed to reflect the character and appearance of the existing dwellinghouse and surrounding development and provided the materials match those on the existing dwellinghouse, which can be secured by condition, it is considered that the proposal complies with Policy 8(d)(i) 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 proposal is for a front extension to provide a porch and a rear extension with a balcony above.

The small scale of the proposed front extension and its location in relation to surrounding neighbours means that there are no adverse amenity issues in terms of overlooking, loss of privacy and overbearing.

The proposed rear extension is located at the southern end of the rear elevation such that, it will not have any adverse impact on neighbouring occupiers to the northeast at No.26 or the northwest at No.25.

An objection has been received from the adjacent neighbour to the southwest of the site at No.23 Kettering Road regarding a loss of light to their garden and a loss of views from their raised patio particularly in relation to the appearance of the southwest elevation brick wall, adjacent to the first floor balcony and above the proposed rear extension.

The dwellinghouse at the application site is located such that the rear elevation extends past the rear elevation of No.23 and the two properties are separated from each other by 2.9 metres at the narrowest point. No.23 has an outbuilding in close proximity to their boundary fence which is at least 0.5 metres higher than the boundary fence and extends down the garden, approximately 2.5 metres, away from the dwellinghouse and opposite where the proposed extension is located.

It is accepted that there will be a blank wall up to eaves height facing this neighbour which is 3 metres in depth, however, these neighbours have an obscure glazed window in the side (northeast) elevation of their dwellinghouse facing the application site, and any views from the rear elevation or garden of this neighbour are obscured by the presence of the outbuilding along the boundary.

The right to a view is not a material planning consideration, and as the proposal faces southeast and there is at least a 2 metre gap between the properties, it is considered that any loss of sunlight or daylight to the rear of No.23 will be negligible and limited to the early morning only, after which time the sun is uninterrupted by built structures in its path from east to west via the south.

As the height of the southwest balcony wall is 1.65 metres when measured from the floor level of the balcony, any alterations to it to reduce its height or add trellising or use an alternative material such as frosted glass could lead to an increase in the possibility of overlooking and a loss of privacy, as well as a possible increase in the transference of sound between the two properties. It is therefore considered that subject to a condition to retain the southwest balcony wall as built, the proposal will not lead to an adverse loss to the amenities of this surrounding occupier.

Due to the fact that the rear gardens of the properties slope quite steeply away from the rear elevation and the ground floor extension will be elevated to share the same floor levels as the existing dwellinghouse, an additional condition will be added to prevent any openings at both ground and first floor level in the southwest elevation of the proposal to ensure there is no possibility of overlooking either from the balcony or from within the ground floor extension.

As such, subject to conditions to retain the balcony wall as built, and for there to be no further openings in the southwest elevation, 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 proposed extensions will provide a porch area, a larger area of living space and an outside seating area accessed from one of the first floor bedrooms. The existing parking provision at the site is provided by the existing garage and tandem parking area in front which provides parking for 2 no. vehicles clear of the highway.

The proposed front porch will not reduce the existing parking provision and it is considered that the additional space created will not lead to an increase in the parking requirement at the site which cannot be accommodated by the existing arrangements. As such, the proposal complies with Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy.

Conclusion

Subject to conditions requiring the proposal to be built out in accordance with the approved plans, in matching materials, no openings in the southwest wall, and for the southwest balcony wall to be retained as built, the proposal

complies 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: