

BOROUGH OF KETTERING

Committee	Full Planning Committee - 03/07/2018	Item No: 5.4
Report Originator	Alison Riches Development Officer	Application No: KET/2018/0342
Wards Affected	Pipers Hill	
Location	57 Willow Road, Kettering	
Proposal	Full Application: Two storey rear and single storey side extensions	
Applicant	Mr M Jennings	

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.

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 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 Classes A or C shall be made in the southwest elevation or roof plane of the building.

REASON: To protect the amenity and privacy of the occupiers of the adjacent property at No.55 Willow Road, in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2018/0342

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

3.0 Information

Relevant Planning History

No.59 Willow Road

KE/87/0151. Two-storey rear extension. Approved 09/04/1987.

Site Visit

Officer's site inspection was carried out on 04/06/2018.

Site Description

The application site is located in an established residential area in the centre of Kettering.

The property is a semi-detached two-storey red brick dwellinghouse with a terracotta tile hipped roof. There is a double height front bay with a red brick slip panel between the ground and first floor bay windows. All windows and doors are white PVCu, and the property was probably built in the 1940s. There is a part brick/part glazed lean-to conservatory added to the rear elevation.

The front garden is bounded by an open low wooden panel fence along the front and side boundaries with a part gravelled/part concrete driveway and a gravelled parking area in front of the dwellinghouse. To the rear the garden is surrounded on all sides by 1.8 metre high wooden panel and close-boarded fencing. The land in the rear garden slopes upwards from the rear elevation of the property to the back fence in a southeast to northwest direction.

The neighbour to the northeast of the application site in the adjoining semi-detached property at No.59 Willow Road has a two-storey rear extension across the rear of their property. The adjacent neighbour to the southwest at No.55 Willow Road is separated from application site by a driveway at each site and has a single storey rear extension with a mono-pitched roof. There is a difference in levels between the application site and No.55, with No.55 being set at a higher land level.

Surrounding properties form part of the same development and comprise mainly two-storey dwellinghouses of two distinct designs and a similar palette of materials set out in a regular grid pattern of streets with an established building line.

Proposed Development

The proposal is for the removal of an existing lean-to conservatory to the rear of the dwellinghouse and the construction of a two-storey gable roofed rear extension and single storey flat roofed side extension.

An amended block plan has been received to show the single storey side extension which had been omitted from the original submission. No further consultation was considered necessary.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Neighbours

84 St Mary's Road

- Objection.
- The rear of the property directly faces our rear garden and private property.
- A two-storey extension will totally overlook the privacy of our home and garden and will be considerably nearer to us as well.
- There is already a single storey building to the rear of our garden at the said property which covers the whole width of the rear of our garden. How much more space will be taken up?

55 Willow Road

- Objection.
- I use my hall as an office and the natural light is limited and this would cut it off even more.
- A two-storey extension out the back would cut the light out to the kitchen as my kitchen window faces directly onto their property.

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 in central 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 proposed two-storey extension is located to the rear of the dwellinghouse and will only be visible in glimpses from the public realm in Willow Road. It has been designed to be identical in its depth, proportions, maximum and eaves height, to the existing two-storey rear extension on the adjoining semi-detached dwellinghouse at No.59 Willow Road which was granted planning permission in 1987 under reference KE/87/0151. It is considered that, subject to the proposal being constructed as submitted and in materials to match those on the existing dwellinghouse, which can be secured by condition, the proposal accords with Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy.

The proposed single storey extension to be located to the side (southwest) of the dwellinghouse will be shielded from views in the public realm in Willow Road by the existing double gates. It has been designed to be a subordinate structure to the main dwellinghouse and provided it is constructed in materials to match those on the existing dwellinghouse, which can be secured by condition, the proposal accords 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 application is for the removal of an existing conservatory which is attached

to the rear elevation of the dwellinghouse and to construct a two-storey rear extension identical to one on the adjoining semi-detached property at No.59 Willow Road which was built out following planning permission granted by KE/87/0151 in the late 1980s.

An objection has been received from the neighbouring property to the rear (northwest) of the application site at No.84 St Mary's Road, stating that the rear of the property directly faces their rear garden and that the two-storey extension will totally overlook the privacy of their home and garden and will be considerably nearer to them as well. They have stated that there is already a single storey outbuilding at end of garden at the application site which covers the whole width of their rear boundary, and are concerned about how much more space will be taken up by the proposals.

No.84 St Mary's Road is a large single storey dwellinghouse which had an 8 metre rear extension to provide a kitchen and a games room approved in 1977 by KE/77/0622. This resulted in an L-shaped bungalow at the site. The rear boundary of this neighbouring property extends across both of the rear boundaries of the application site and its adjoining semi-detached property at No.59 St Mary's Road, which has in-situ a rear two-storey extension identical to the one applied for.

The length of the rear plots of Nos. 57 and 59 is 20 metres, when measured from the rear elevations of the proposal and the in situ rear extension, and the rear plot depth of No.84 is 12 metres, when measured from the rear elevation of their single storey extension, and 40 metres, when measured from the rear elevation of the original dwellinghouse. It is considered that due to the separation distance, the proposed extension will not lead to a loss of privacy or overlooking, as with the existing extension at the adjoining semi-detached property at No.59.

A further objection has been received from the neighbouring property to the side (southwest) of the application site at No.55 Willow Road, stating that the proposal would reduce the already limited natural light to their hall/office and would cut the light out to their kitchen as the kitchen window faces directly towards the application site.

The side elevation of No.55 Willow Road is separated from the side elevation of the application site by the driveways of each dwellinghouse which is a combined distance of 4.8 metres. No.55 has a single storey mono-pitched rear addition at the end of their rear elevation nearest the application site. The proposed two-storey extension extends across the rear of the application site but does not extend to the side towards No.55. No.55 has the front door, a small round window serving a hall/office and larger rectangular window serving the kitchen in the side (northeast) elevation facing the application site and this dwelling is also set at a higher land level than the application site. As a result, almost 0.5 metres of the door and rectangular window, and the majority of the round window, are visible above the level of the boundary fence separating this property from the application site.

As the rear elevation of the application site faces northwest and the side elevation of No.55 faces northeast, the orientation of the proposed two-storey extension in relation to the path of the sun, from east to west via the south, means that there will be no loss of sunlight or daylight to No.55.

In terms of being overbearing, there is no impact on the adjoining semi-detached property at No.59 Willow Road. With respect to No.55, the proposal extends 3.1 metres from the rear elevation of the dwellinghouse and is separated from No.55 by the 4.8 metre wide driveway area for the two dwellinghouses. It is considered that this separation distance is sufficient such that there will be no adverse overbearing impact on this neighbour.

In terms of a loss of privacy to No.55, a condition will be added to prevent further openings at first floor level in the southwest elevation of the proposal to ensure there are no issues of overlooking of this neighbour and a loss to their amenities.

With respect to the proposed single storey rear extension, the proposal is to serve a WC. There is a difference in land levels between the application site and the adjacent neighbour to the southwest at No.55, with No.55 being at a higher land level, and it is considered that as this part of the proposal which is set down at a lower level than the adjacent neighbour and is small in scale, with a flat roof, will not lead to an adverse impact on the amenities of this neighbour.

Subject to a condition preventing further openings in the southwest elevation at first floor level, it is considered that the proposals comply with policy 8(e)(i) 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 existing parking at the site is provided by the part gravelled/part concrete driveway and a gravelled front garden area. The driveway is separated from the rear of the property by a double gate. In addition to the on-site parking there is unrestricted on-street parking in Willow Road.

The proposed extensions are located behind the double gates and will result in an additional bedroom at first floor level and a family room and WC at ground floor level. It is considered that the increase in size of the property will not lead to the need for additional parking which cannot be accommodated by the existing parking arrangements at the site, and in the surrounding streets.

As such, the proposal complies with Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy in that there is a satisfactory means of access and parking provision in accordance with adopted standards.

Conclusion

Subject to conditions requiring matching materials, accordance with the approved plans and no further openings at first floor level in the southwest elevation, the proposal is considered to be acceptable, in compliance 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:

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