

BOROUGH OF KETTERING

Committee	Full Planning Committee - 03/07/2018	Item No: 5.6
Report Originator	Louisa Johnson Development Officer	Application No: KET/2018/0409
Wards Affected	Barton	
Location	38 Stubbs Lane, Barton Seagrave	
Proposal	Full Application: Single and two storey front and rear extensions with loft conversion	
Applicant	Mr & Mrs S Mann	

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 south east elevation or south east roof plane 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.

5. The window at first floor level on the south east elevation shall be non-opening and glazed with obscured glass and thereafter shall be permanently retained in that form.
REASON: To protect the privacy of the adjoining property and to prevent overlooking in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. The roof lights / windows within the south east roof slope elevation shall be glazed with obscured glass and any portion of the window that is within 1.7m of the floor of the room where the window is installed shall be non-openable. The window shall thereafter be maintained in that form.
REASON: To protect the privacy of the adjoining property and to prevent overlooking in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2018/0409

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

3.0 Information

Relevant Planning History

KET/2006/0039 Erection of 3 No. detached dwelling, Approved 23/06/2015.

KET/2015/0828 – Two storey front and side extension and single storey rear extension – Approved 15/12/2015

KET/2018/0172 – Single and two storey front with single storey rear extensions and loft conversion – Withdrawn 30/04/2018

Site Description

Officer's site inspection was carried out on 13/03/2018.

The site comprises a substantial detached dwelling constructed of red facing bricks with a grey concrete tiled roof and wood effect UPVC fenestration. Further dwellings of similar character and appearance surround the site with the shared access to the site also serving nos. 36 and 37 Stubbs Lane as approved through KET/2006/0039. Land levels are consistent within the site.

Proposed Development

Two storey front and side extension and single storey rear extension

Any Constraints Affecting The Site

None

4.0 Consultation and Customer Impact

Neighbours

One objection from the neighbours at 17 Hogarth Drive on the following grounds:

- Direct overlooking resulting in loss of privacy and amenity to bedrooms and the garden from overlooking.

5.0 Planning Policy

National Planning Policy Framework

Policy 7. Requiring good design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1. Strengthening the Network of Settlements

Policy 9. Distribution & Location of Development

Policy 13. General Sustainable Development Principles

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development
2. Design, Character and Appearance
3. Neighbouring Amenity

1. Principle of Development

The National Planning Policy Framework sets out the principles for sustainable development which seek to ensure that places to live are created in locations which make the best and most efficient use of land, adopt high quality design standards respecting and enhancing the character of their surroundings, not result in unacceptable impact on the amenities of neighbouring properties or the wider area and not adversely impact on highway safety or the highway network.

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.

Policy 8 of the NNJCS seeks a high standard of design which respects and enhances the character and visual amenity of the surrounding area.

The proposal includes a loft conversion, which falls under permitted development rights and does not require planning permission. However, the impact on amenity of the whole scheme has been assessed in section 3 of this report. The site is located within the boundary of Kettering, in an established residential area where generally the principle of residential development is considered acceptable in accordance with the relevant policies of the NNJCS

2. Design, Character and Appearance

While the proposal represents a notable extension to the existing dwelling, it would not appear unacceptably large. The design incorporates matching fenestration and materials and provides visual interest on the key approach from Stubbs Lane to the north. The additions appropriately reflect the appearance of the principal building and are considered acceptable in these respects.

Therefore it is considered that the proposed dwelling would be in keeping with the pattern of development and would not be detrimental to the character of the area in accordance with the relevant parts of Policy 7 (NPPF) and Policy 8 (NNJCS).

3. Neighbouring Amenity

Policy 8 of the NNJCS requires that development does not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking.

A window within the north west elevation serving an additional bedroom would be set in excess of 13 metres from the neighbouring boundary with no. 36 Stubbs Lane and is thus sufficiently removed as to avoid adverse impact to amenity in terms of overlooking or loss of privacy. This window would be set a greater distance from the neighbours garden than existing first floors windows of no. 37 Stubbs Lane. The majority of the extensions are largely hidden by the existing building from no. 36 so as not to have significant amenity impacts.

The two storey extension would project 2.5 metres south east towards no. 17 Hogarth Drive who have raised concerns about overbearing impacts. The proposal would remain sufficiently removed, at over 13 metres, as to avoid overbearing impacts and its siting to the north west of the neighbour means no overshadowing will result. Concerns have also been raised regarding overlooking from the two first floor windows in the south east elevation which provide light to a dressing room and bedroom respectively and roof lights within the roof slope. In order to maintain appropriate levels of amenity for neighbours a condition requiring both first floor windows and the roof lights to be obscured glazed, non-opening below 1.7 metres and permanently retained in that form will protect amenity and is acceptable given that the bedroom window only provides secondary light into the room. A second condition will prevent further openings within this elevation and the roof slope in the future so as to avoid the potential for overlooking the garden curtilage of no. 17 Hogarth Drive.

Therefore it is considered that there will be no unacceptable impact on the amenity of neighbouring residents through this proposal subject to conditions preventing the insertion of windows in the first floor side elevations, controlling hours of working during construction and measures to minimise dust in accordance with policy 8 of

the NNJCS.

Conclusion

The proposal complies with both national and local planning policy and there are no material considerations that indicate against the development; as such, planning permission should be granted.

Background Papers

Title of Document:

Date:

Contact Officer:

Louisa Johnson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: