

BOROUGH OF KETTERING

Committee	Full Planning Committee - 31/07/2018	Item No: 5.6
Report Originator	Louisa Johnson Development Officer	Application No: KET/2018/0329
Wards Affected	William Knibb	
Location	130 St Peters Avenue, Kettering	
Proposal	Full Application: Two storey and single storey rear extensions	
Applicant	Mr & Mrs Camozzi	

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 side elevation or roof plane (facing 136 St Peters Avenue) of the two storey extension hereby permitted.

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. 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 side elevation or roof plane of the first floor extension facing 128 St Peters Avenue.

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/2018/0329

This application is reported for Committee decision because the applicant is a member of KBC staff.

3.0 Information

Relevant Planning History

None

Site Visit

Officer's site inspection was carried out on 19 June 2018

Site Description

The application site is an end of row two storey property on St Peters Avenue and backs onto London Road Cemetery.

Proposed Development

The application is for the erection of a two storey extension, a first floor extension and a single storey rear extension.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Neighbours

None received

5.0 Planning Policy

National Planning Policy Framework

Policy 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

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development
2. Impact on the character and appearance of the area
3. Residential amenity

1. Principle of Development

The application seeks the erection of rear extensions with three elements - a two storey extension, first floor extension and a single storey extension.

Policy 8 of the adopted NNJCS (July 2016) seeks a high standard of design which respects and enhances the character and visual amenity of the surrounding area. 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.

Subject to detailed consideration of the impact of the works, having an acceptable impact on the character and appearance of the area, residential amenity and parking, the development is considered acceptable in principle.

2. Impact on the character and appearance of the area

The site is located on St Peters Avenue, in a predominately residential area and backs onto London Road Cemetery; the existing property is an 'L' shape.

The two storey element would measure approximately 2.8m wide, 2.4m deep and 5.6m in height. The extension has a pitched roof which joins onto the existing roof.

The first floor element would be above the existing kitchen and would measure approximately 3.3m wide, 2.5m deep and 6.8m (to ground) in height with a pitched roof.

The single storey element would measure approximately 3.6m wide, 4.7m deep and 2.8m in height with a flat roof.

The proposed extensions are considered to fit in with the style of the existing dwelling and would not be detrimental to the surrounding dwelling designs.

Overall the proposal will have an acceptable impact on the character and appearance of the area and accords with the relevant parts of Policy 7 (NPPF) and Policy 8 (NNJCS).

3. Residential 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.

The site shares a side boundary with 128 St Peters Avenue which adjoins the property at the site. The first floor element would abut no. 128 which currently extends beyond the rear elevation of the site. The proposed first floor extension would extend beyond the rear elevation of no. 128 by approximately 1m; however it is considered that it would not result in a loss of light to the window in the rear elevation of no. 128. The other elements would be set away from no. 128. Therefore it is considered that the proposal would not have a detrimental impact on 128 St Peters Avenue subject to a condition preventing the insertion of windows in the side elevation facing this property.

The site shares a side boundary with 136 St Peters Avenue with a passageway and garage in between the two properties. The proposed two storey extension would be closest to no. 136 at 5m from the side wall of this property. Given this separation distance it is considered that the proposal would not have a detrimental impact on 136 St Peters Avenue subject to a condition preventing the insertion of windows in the side elevation facing this property.

The site backs onto London Road Cemetery, the proposed extensions would be at least 13m away from the rear boundary with the cemetery. Given this separation distance it is considered that the proposal would not have a detrimental impact on the Cemetery.

Therefore it is considered that there will be no unacceptable impact on the amenity of neighbouring residents through this proposal in accordance with policy 8 of the NNJCS.

Conclusion

The proposal is acceptable in principle and in terms of its impact on the character and appearance of the area, residential amenity and parking. Subject to conditions the proposed development is acceptable and recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Louisa Johnson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

