

BOROUGH OF KETTERING

Committee	Full Planning Committee - 31/07/2018	Item No: 5.7
Report Originator	Collette Panther Assistant Development Officer	Application No: KET/2018/0400
Wards Affected	St. Peters	
Location	4 Ullswater Road, Kettering	
Proposal	Full Application: Single storey rear extension	
Applicant	Mr & Mrs M Martin	

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. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed in the table below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2018/0400

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

3.0 Information

Relevant Planning History

Site Visit

Officer's site inspections were carried out on 8th and 28th June 2018.

Site Description

Ullswater Road is located to the north west of Kettering town centre in the St Peters Ward. The application site is a two-storey detached red brick dwellinghouse, with white uPVC windows with a under a brown concrete tile roof dating from the 1960s. Features include a double height bay window on the front elevation separated by a pebble dashed panel and existing additions include a two storey side extension, front porch, single storey rear extension and an outbuilding to the rear garden. Off road parking is available to the front which has been hard surfaced and also via a single integral garage.

The area is principally residential with Kettering General Hospital to the north east of the site.

Proposed Development

This application seeks full planning permission for the construction of a single storey rear extension.

Any Constraints Affecting the Site

Nene Valley Nature Improvement Area.

4.0 Consultation and Customer Impact

Neighbours

None received at the time of writing this report.

5.0 Planning Policy

National Planning Policy Framework

Core Principles

Chapter 7: Requiring good design

Development Plan Policies

North Northamptonshire Joint Core Strategy 2016

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. The principle of development
2. Design and impact on the street scene
3. Impact on residential amenity
4. Highway safety

1. The principle of development

Policy 8 of the adopted NNJCS (July 2016) seeks a high standard of design which respects and enhances the character and visual appearance of the surrounding area and protects residential amenity by not resulting in *unacceptable impact caused by means of noise, vibration, smell, light or other pollution, loss of light or overlooking*. 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.

This application seeks the erection of a single storey extension and construction of an area of raised platform, both to the rear of the dwellinghouse, to a residential property which is located in an established residential area to the south-east of Kettering Town Centre. The site is located within Kettering town boundary, as required by Policy 35 of the Local Plan.

Furthermore, subject to detailed consideration being given to the impact of the proposed development having an acceptable impact on the character and appearance of the area and residential amenity, in conjunction with ensuring its compliance with National & Local policies, detailed above, the principle of residential development is considered to be acceptable.

2. Design and impact on the street scene

Chapter 7 of the NPPF requires development to be of a good design, this is echoed by Policy 8(d)(i) of the JCS which requires new development to *respond to the site's immediate and wider context and local character*.

The proposed extension is located to the rear of the dwelling and will not be readily visible from the public realm. In terms of size and design the proposed extension is proportionate to the size of the host dwelling and the wider plot whilst the design is in keeping with that of the host dwelling comprising matching facing bricks and a contemporary glazed roof. As a result, it is considered that the design of the extension will complement the host dwelling and will not cause harm to the public realm.

Provided the materials used are brick to match those on the existing dwellinghouse the proposal will not adversely affect the character and appearance of the existing dwellinghouse and due to its location will not adversely impact upon the character and appearance of surrounding development or the wider street scene.

Overall, and subject to a condition requiring materials to be matching brick to those on the existing dwelling, the proposal accords with Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy in that the new development responds to the site's immediate and wider context and local character.

3. Impact on 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.*

Due to the location, size and separation distance of the extension in relation to neighbouring properties it is considered that the proposed development accords with Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy in that the new development does not result in an unacceptable impact upon amenity to neighbouring properties.

4. Highway safety

Policy 8(b) of the North Northamptonshire Joint Core Strategy requires new development to have a *satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards*, and not to have an adverse impact on the highway network nor *prejudice highway safety.*

The property currently benefits from off-road car parking spaces formed of a driveway and a single integral garage. The existing access and parking arrangements are to remain unchanged by the proposal, as such the proposal is considered to be acceptable in this respect.

Conclusion

Subject to conditions requiring materials to match it is considered that the proposal accords with policies set out in the Development Plan and no other material planning considerations outweigh this, therefore the proposed development is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Collette Panther, Assistant Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date: