

BOROUGH OF KETTERING

Committee	Full Planning Committee - 31/07/2018	Item No: 5.9
Report Originator	Ruth James Assistant Development Officer	Application No: KET/2018/0418
Wards Affected	Rothwell	
Location	6 Blythe Close, Rothwell	
Proposal	Full Application: Single storey front and rear extensions	
Applicant	Mr R Hamilton	

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.

Officers Report for KET/2018/0418

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

3.0 Information

Relevant Planning History

None

Site Description

Officer's site inspection was carried out on 15/06/2018. The application site is located to the east of Rothwell and to the south of Glendon Road. Blythe Close was built in the 1970's and there is a mixture semi-detached and detached properties within the close. The row of properties along Blythe Close have a staggered build line and to the front there is an area of open space which includes a childrens play area.

No. 6 Blythe Close is the first of a row of 4 no. detached properties located at the end of the close. It sits forward of the western neighbour, no. 5 Blythe Close and slightly back from no. 7 Blythe Close to the east. No. 6 has a gable roof and is built from brown bricks and on the front elevation there is white uPVC cladding between the top of the ground floor windows and the fascia boards at roof height, which gives the property a horizontal emphasis. There is a single storey projection and uPVC porch to the front elevation. The front amenity area is gravelled and provides off road parking for up to 2 no. vehicles and there are low boundary treatments comprised of fencing to the western boundary and low hedging on the eastern boundary.

The rear garden is raised slightly from the main dwelling by approximately half a metre. It is hard surfced with mature flower beds and the boundary treatments are formed of 1.8m high wooden fence panels with mature planting.

Proposed Development

The application seeks consent for a single storey front extension, which would infill across the front of the main dwelling providing a disabled wet room facility. Whilst at the rear a single storey extension is proposed to be used initially as a sun room but also to provide for a future downstairs bedroom to meet the future needs of a disabled occupant.

Any Constraints Affecting the Site

Nene Valley NIA Boundary

4.0 Consultation and Customer Impact

Rothwell Town Council

No objection.

Neighbours

Notifications were sent out to neighbouring occupiers and a site notice was erected. Comments received from the occupants of no. 5 Blythe Close in regard to the following issues:

- Overbearing, overshadowing and loss of light from the extensions.
- Noise disturbance from the shower, extra people and bi-folding doors.
- Loss of privacy.
- Devaluation of the monetary value of number 5.

5.0 Planning Policy

National Planning Policy Framework

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

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development
2. Character and Design
3. Residential Amenity
4. Highways and Parking
5. Nene Valley Nature Improvement Area
6. Other Matters

1. Principle of Development

The application seeks consent for front and rear single storey extensions.

The site is located within the defined settlement boundary; the scheme would therefore strengthen the network of settlements within the borough in compliance with Policy 11 of the North Northamptonshire Joint Core Strategy.

Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of development to residential properties provided there is no adverse impact on character, appearance and residential amenity and ensuring there is well-defined public and private space.

The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

2. Character and Design

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 is comprised of two elements; a single storey rear extension and single storey front extension.

The rear extension would be placed on the rear western boundary and would extend out from the rear elevation by 3 metres and have a width of 3.8 metres. The roof would be a monopitched design and would have an eaves height of 2.3 metres and a ridge height of 3.3 metres. Materials would match with the existing and as such, the design of the rear extension falls within the limitations of Class A of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended and therefore could be considered to fall within the scope of permitted development. However the applicant has included the rear extension as part of the proposed scheme, therefore the planning impacts of both the front and rear extensions have been considered.

The single storey front extension would infill an area on the front elevation across the kitchen and meet with the west side elevation of the existing single storey front projection. It would have a depth of 2.9 metres and a width of 3.7 metres. The roof would be a monopitched design and would extend across the full front elevation replacing the flat roof over the existing front projection. It would have an eaves height of 2.3 metres and a ridge height of 3.3 metres and would include 2 no. roof lights. This element of the proposed development only requires planning consent as it sits forward of the principle elevation of the main dwelling. Materials would match with the existing and this can be secured by condition.

The design is in keeping with the design and character of the existing dwelling and the proposal accords with Policies 7 of the National Planning Policy Framework and 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 and is of good design.

3. Residential Amenity

In addition to seeking development to respect the character of an area, Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy seeks to ensure that development prevents harm to the residential amenities of neighbouring properties, such as by reason of overbearing, pollution, noise, loss of light or overlooking.

The properties along Blythe Close overlook an area of open space to the front and directly opposite the application site is a vehicle turning area and children's playground. The front extension would sit on the western boundary and so there would be no impact upon the eastern neighbour at no.7 Blythe close. The closest neighbouring property would be no. 5 Blythe Close, which sits slightly back from the front build line of no. 6.

The occupants of no. 5 have objected to the scheme raising concerns in regard to loss of light and privacy; overshadowing and overbearing impacts; noise disturbance from the bi-folding doors and extra people using the property and from the shower in the proposed wet room; devaluation of the monetary value of their property. I will discuss each of these below.

Overbearing and overshadowing impacts: The proposed front extension would be single storey and would not extend beyond the side wall of the host dwelling on the west side, maintaining the existing separation distance between no's 5 and 6. It would come forward of the foremost front elevation of no. 5 by 2.9 metres, however as the extension is single storey it is not considered to create an overbearing impact. The orientation of the site means that there would be a small increase to overshadowing from the extension during the morning, however as the extension is small, this increase is considered to be kept to an acceptable level.

The proposed rear lean to extension is shown set back slightly from the boundary with no. 5, and would have an eaves height of 2.4 metres. The elevation that faces this neighbour is blank and the scale and appearance of the rear extension does not result in any overbearing planning impact.

Loss of light and privacy: The proposed front extension would face south and its height and size would guard against any potential loss of light. No. 5 Blythe Close has been previously developed converting the garage to a habitable room and altering the flat roof to a pitched roof. The windows in this conversion are orientated south, towards the front and there are no windows in the side elevation of this conversion that would experience loss of light from the proposed front extension at no. 6. The extensions windows would all face south towards the front, ensuring that there would be no loss of privacy for no. 5. Similarly for these reasons, the rear extension due to its size and position cannot be said to result in a justifiable planning refusal.

Noise: There is nothing within the application to indicate that the proposed scheme would give rise to additional persons using the property at no. 6 Blythe Close, which is currently a family home. The incorporation of a downstairs shower room is commensurate with the use of the property as a residential dwelling, as is the insertion of bi-fold doors. Neither of these elements are considered to give rise to excessive noise levels beyond that which is normal and acceptable for residential living.

The potential devaluation of a property is not a material planning consideration and therefore cannot be taken into account.

The proposed development is considered to be in accordance 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 the amenities of neighbouring properties.

4. Highways and Parking

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 front extension would reduce the on-site parking area slightly however there would still be space for 2 no. vehicles to park clear of the highway maintaining off road parking provision in line with current planning policy. There are no proposed changes to the access arrangements to the site and therefore there will be no adverse impact upon highway safety.

As such, it is considered that the proposal will not lead to an adverse impact on the highway network or highway safety in that it will provide adequate parking in accordance with Highway Standards and is therefore in compliance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. Nene Valley Nature Improvement Area

The application site is within the NIA boundary, however, the application site is in an established residential area and the proposed scheme is small and on an already developed site. It is considered the small scale of the development proposed will have no any adverse impact on existing wildlife or the improvement of the Nene Valley.

6. Other Matters

It is noted that the applicant seeks the development in order to future proof the home for a disabled family member. As such the scheme would provide level access along with downstairs facilities and sleeping accommodation when the need arises. The scheme therefore accords with Policy 6 (paragraph 50) of the National Planning Policy Framework, in that it provides for the future needs of people with disabilities.

Conclusion

Subject to conditions relating to materials it is considered that the proposal complies with policies within the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date: 17/07/18

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Ruth James, Assistant Development Officer on 01536 534316