

BOROUGH OF KETTERING

Committee	Full Planning Committee - 31/07/2018	Item No: 5.12
Report Originator	Collette Panther Assistant Development Officer	Application No: KET/2018/0447
Wards Affected	St. Peters	
Location	84 Northampton Road, Kettering	
Proposal	Full Application: Single and two storey rear extension	
Applicant	Mr Patel	

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.

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 B shall be made in the first floor of the east or west elevations or roof plane of the building 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.

Officers Report for KET/2018/0491

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

3.0 Information

Relevant Planning History

KE/83/664 – Rear kitchen extension – Approved 21/09/1988

KE/98/418 – Pitched roof in lieu of flat roof – Approved 02/09/1998

Site Visit

Officer's site inspection was carried out on 28/06/2018.

Site Description

The application site is situated to the west of Kettering within close proximity to the town centre and comprises a detached dwelling which is rendered cream with some red brick detailing under a tiled hipped roof. Features include a chimney, recessed front door with brick surround, two storey bay windows to the front and 2 no. small projecting hipped roofs over triangular windows. The property is set back from Northampton Road and has a driveway to the front which provides off road parking for approximately 6 no. cars and a rear garden which is significant in size with an area of decking. All windows and doors are white PVCu.

Northampton Road is set on a slope which cambers from west to east, as a result properties located in this area are set on uneven land. The application dwelling is set on land approximately 0.5m higher than No. 82 and approximately 0.55m lower than No. 86.

The area is characterised by large detached properties set back from the highway which creates a feeling of openness.

Proposed Development

This application seeks full planning permission for the erection of a single and two storey rear extensions, to the following dimensions:

- Single storey: 4m depth, 3.4m width, 3m to the top of the flat roof and 3.1m to the highest part of the roof light.
- Two storey: 4-5.2m depth (as extending from an already broken rear elevation), 6.2m width, 5.2m to the eaves and 8.25m to the ridge of the roof.

Any Constraints Affecting the Site

Located on an A Road

Within the Nene Valley Nature Improvement Area Boundary.

4.0 Consultation and Customer Impact

Neighbours

Objection received 29/06/2018 on the following grounds:

- Impact on social and recreational activities, especially in the evenings during the summer months
- The application property already overshadows our property and additional overshadowing would not be acceptable
- Extended wall and roofline will increase overshadowing to patio.

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 single and two storey rear extensions to a residential property which is located in an established residential area to the west 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 extensions are located to the rear of the dwelling and due to the height of the existing property will not be readily visible from the public realm. In terms of size and design the proposed extensions are considered to be proportionate to the size of the dwelling and the wider plot. The design is appropriate for the age and style of the host dwelling which has been adapted over the years and comfortably accommodated a two storey side extension. The two storey element sits under a subordinate hipped roof to match the existing and the single storey under a contemporary flat roof with a flat roof lantern. 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 rendered to match 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 rendered to match 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*.

The proposed extensions are to the north (rear) elevation of the dwellinghouse and it is worth noting that existing additions to the application dwelling are set on the side with No. 86.

To the south of the application site properties are located on the opposite side of Northampton Road, these properties will not be affected by the proposals due to the separation distance and the fact that they are wholly screened by the existing dwellinghouse.

To the north are properties located on Bowhill which are set at right angles to the application dwelling, have large gardens and a separation distance of at least 56metres from the closest property (No. 11) to the proposed development. As a result, and considering existing screening from vegetation, it is considered that no

harm will be caused to the amenities of these neighbouring properties.

To the west is No. 86 Northampton Road which is set on land approximately 0.5m higher and 1m back from the application dwelling. Additions have been made to the original side and rear elevations which has resulted in its rear elevation projecting further than that on the application dwelling. Due to the difference in land levels, the orientation of the sun and the proposal being set away from the boundary, along with the relationship between these two properties, it is considered that no adverse harm will be caused to the amenities of No. 86.

To the east is No. 82 Northampton Road which is set on land approximately 0.5m lower than and 1m forward of the application dwelling. The design and layout of No. 82 supports a horizontal emphasis whilst the application dwelling supports vertical, resulting (in its original form) in the rear elevation of the application dwelling projecting 2-2.5m beyond the rear wall of No. 82, thus creating an original situation where the application property is positioned such that it casts a shadow over No. 82 at certain times of the day. In addition to the original built situation the garden to No. 82 is north facing where it is accepted that, due to the way in which the sun rises and sets, light will be naturally limited and will already be being experienced by the occupiers. The two storey extension is set approximately 4.5m from the boundary with No. 82 which, due to the separation distance and the orientation of the sun, is not considered to impose loss of light or overbearing development to windows serving habitable rooms on the rear elevation of No. 82 nor on its rear outdoor space. In any case, the rear garden to No. 82 is private and significant in size, approximately 540square metres which is available to be enjoyed by the occupants. The single storey element is located adjacent to the boundary and has been kept low in height, 3m, to reduce any impact to No. 82. As a result, it is considered that no adverse harm will be caused to the amenities of No. 82 by means of loss of light, loss of privacy or overbearing development.

In any case, it has been noted that the single storey element could be erected under Permitted Development by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order (England) 2015.

In the interests of prudence, a condition which removes permitted development rights to include additional openings to the first floor or roof plane of the east and west elevations will be included to ensure the privacy of neighbouring properties is not adversely harmed.

Due to the location and size of the extensions and their relationship to neighbouring properties is considered to accord 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 and the addition of 1 no. bedroom is not considered to cause prejudice highway safety. As such the proposal is considered to be acceptable in this respect.

Conclusion

Subject to conditions requiring materials to match and permitted development rights removed for the addition of first floor windows to the east and west elevations, 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
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Previous Reports/Minutes

Ref:

Date: