

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 16/10/2018</b>	<b>Item No: 5.2</b>
<b>Report Originator</b>	<b>Collette Panther Assistant Development Officer</b>	<b>Application No: KET/2018/0579</b>
<b>Wards Affected</b>	<b>Slade</b>	
<b>Location</b>	<b>6 Parklands Close, Loddington</b>	
<b>Proposal</b>	<b>Full Application: First floor side extension</b>	
<b>Applicant</b>	<b>Mr N Roberts</b>	

### 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 with 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/2018/0579**

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

### **3.0 Information**

#### **Relevant Planning History**

KET/1990/0312 – Conservatory to rear of existing house – Approved  
19/04/1990

KET/2017/0621 - Extension to extend beyond the rear wall of the original property by 4.65m with a maximum height of 3.8m and eaves heights of 2.6m  
– No objection 12/09/2017

#### **Site Visit**

Officer's site inspections were carried out on 08/08/2018 and 28/09/2018.

#### **Site Description**

The application site is located in the centre of Loddington Village and comprises a large two storey dwelling built with buff brick under a concrete tiled roof. The front elevation is set back from the highway and off road parking is provided in front of the attached 1.5 car width garage. Windows are white uPVC and the front door is dark grey composite. Existing development includes a single storey rear extension approved under HPD application KET/2017/0621. This property is set approximately 3 metres forward of No. 4 and 1.5 metres forward of No. 8 Parklands Close. To the rear is open space located within the Loddington Conservation Area, accessed off Harrington Road.

Properties on Parklands Close have a spacious feel and a distinctive character created with wide front elevations which are set in a staged style; roofs are gabled with some dormers and off road parking is provided for all dwellings.

#### **Proposed Development**

This application seeks full planning permission for the erection of a first floor side extension above the existing garage, to the following maximum dimensions: 6.5m width, 5.2m depth, 4.7m to the eaves and 6.6m to the ridge of the roof.

#### **Any Constraints Affecting the Site**

Setting of a Conservation Area

### **4.0 Consultation and Customer Impact**

#### **Parish/Town Council**

None received at the time of writing this report.

## **Neighbours**

*Objection* received on 20/08/2018 from neighbouring property to the south east side, summarised below in bullet point format:

- *Loss of light to front windows on ground and first floors serving a lounge and bedroom respectively*
- *Loss of privacy and light to the northern area of the garden, decked and used for socialising*
- *Concerned about the use of block and render as the application states brick to match existing*
- *Concerned about impact to protected tree located approximately 10m away.*

## **5.0 Planning Policy**

### **National Planning Policy Framework 2018 (NPPF)**

Policy 2. Achieving sustainable development

Policy 8. Promoting healthy and safe communities

Policy 12. Achieving well-designed places

### **Development Plan Policies**

### **North Northamptonshire Joint Core Strategy 2016 (NNJCS)**

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
5. Other matters

### **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*. Policy 12 of the National Planning Policy Framework also recognises that good design is a key aspect of sustainable development, and supports development which establishes a strong sense of place and response to the local character, reflecting the identity of local surroundings and materials.

This application seeks the erection of a first floor side extension to a residential property which is located in an established residential area to the

centre of Loddington Village. The site is located within Loddington village boundary, as required by Policy 35 of the Local Plan. Furthermore, subject to detailed consideration being given to the impact of the extension 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

Policies 8 and 12 of the NPPF requires development to be *well-designed and safe, healthy, inclusive* environments, these are echoed by respective Policies 8(d) and 8(b) of the NNJCS which require new development to *respond to the site's immediate and wider context and local character* and to *make safe and pleasant streets and spaces*.

The proposed extension is located to the side of the existing dwellinghouse, directly above the existing double width garage. The roof is proposed at a pitch to match that on the host dwelling and the ridge has been set down so as to appear subordinate whilst creating an appropriate break in the roof line. Furthermore, the front and rear elevations have been set in from those on the host dwelling, to match those on the garage, which ensures the extension will appear as such whilst being proportionate in size to the host dwelling. As a result, it is considered that the proposed extension will complement the host dwelling and will appear cohesive with characteristics seen within the wider street scene.

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 Policies 8(d) and 8(b) 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) of the North Northamptonshire Joint Core Strategy seeks to protect *quality of life and safer healthier communities* by ensuring new development *not result in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area*.

The proposed extension will be located directly above the existing attached garage and although the eaves and roof ridge will increase in height this will be lower than those on the host dwelling. 2 no. windows are proposed to the front elevation and 1 no. obscure window alongside 1 no. Juliet balcony is proposed to the rear elevation. No windows are proposed to the side directly facing No. 4.

The lounge at No. 4 sits at the side closest to the site, this room extends the depth of the dwelling (from front to rear) and is served by 2 no. windows - a large wide window on the front and a large 4 pane wide set of patio doors on the rear. The first floor bedroom window to No. 4 is located on the front elevation. It is recognised that the application property is set forward of the front elevation to No. 4 and that the afore mentioned windows may, due to the way in which the sun rises and sets, experience a very limited amount of light reduction as a result of the proposed extension. This may only be experienced during peak summer months when the sun is at its highest point. However, when considering the separation distance and the acute angle at which they sit to the proposal, are not considered to be caused unacceptable adverse harm by means of loss of light, loss of privacy or overbearing development.

No. 4 is an extremely wide plot with a garden that extends the entire width. The location of the existing decked area is located at the point nearest the boundary with No. 6 and is therefore already exposed to overlooking from the first floor windows on the application dwelling. This is the situation with every other property in Parklands Close and is a situation which is nationally accepted within residential developments. Therefore, although it is accepted that limited harm may be apportioned to this specific part of the proposal it is considered to be limited and not harmful or to the detriment of the living conditions of the occupiers.

It is recognised that the proposal increases the overall height of that section of the building however, it is set back from the garden of No. 4 and may only limit light to the northern extent of No. 4s garden during peak summer months when the sun is already at its highest point. The gardens to both of these properties are north east facing and so naturally expect to receive limited light.

Due to the location of the proposed extension in relation to all other neighbouring properties it is considered that their relationship is such that amenities are not considered to be caused adverse harm.

Due to the location and size of the extension and raised platform the proposed development 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 1.5 car width integral garage. The existing access and parking arrangements are to remain unchanged by the proposal. The

addition one 1 no. bedroom is not considered to give rise to an unacceptable parking situation and, in any case, unrestricted on road parking is available in Parklands Close. As such the proposal is considered to be acceptable in this respect.

#### 5. Other matters

Concerns were raised with respect to protected trees within the vicinity of the application site. There are 2 no. trees protected by TPO at No. 4 which are approximately, and at least, 15 metres away from the close point of the proposal. This distance is considered sufficient for the proposed development to be undertaken without harming the trees however, the onus is upon the property owner to ensure these trees are considered when undertaking development and that they are not harmed by such works.

#### 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: