

BOROUGH OF KETTERING

Committee	Full Planning Committee - 16/10/2018	Item No: 5.5
Report Originator	Alison Riches Development Officer	Application No: KET/2018/0676
Wards Affected	Barton	
Location	10 Epping Close, Barton Seagrave	
Proposal	Full Application: Two storey side and rear extensions and single storey rear extension	
Applicant	Mr & Mrs T Eaton & K Lumsden	

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. 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 Class A shall be made at ground or first floor level in the north elevation of the building.

REASON: To protect the amenity and privacy of the occupiers of the adjacent property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2018/0676

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

3.0 Information

Relevant Planning History

None

Site Visit

Officer's site inspection was carried out on 14/09/2018

Site Description

The application site is located at the head of a cul-de-sac in an established housing estate in the parish of Barton Seagrave to the southeast of Kettering.

The application site comprises a detached two-storey buff brick dwellinghouse with a grey concrete tile gable roof set towards the middle of a reasonably sized rectangular plot of land. There is a front ground floor bay window with a tiled canopy above which also extends across the front door. All windows are white multi-paned PVCu casements and the doors are composite. A small lean-to white PVCu conservatory has been added to the south end of the rear elevation.

The parking provision at the property is provided by a driveway to the rear (east) of the dwellinghouse adjacent to No.11 Epping Close which has tandem parking for 2 no. vehicles clear of the highway. The applicants have block paved part of the front garden to provide a single parking space in front of the dwellinghouse.

The front elevation of the property faces the head of the cul-de-sac to the west with the highway in Epping Close adjacent to the side (south) boundary of the property. The rear boundary is adjacent to the driveway for the property. There is an open plan front garden with a 2 metre high hedge on the north elevation separating the application site from the adjacent neighbour at No.9 Epping Close. The side and rear boundaries are 1.8 metre high wooden panel fencing. The application site is set at a slightly lower land level than the adjacent neighbour to the north at No.9 Epping Close.

Surrounding properties form part of the same development and comprise detached two-storey dwellinghouses with gable roofs of similar design and palette of materials to the application site.

Proposed Development

The proposal is for a two-storey extension to the side (south) of the dwellinghouse, which also extends partially to the rear incorporating a small gable projection, and a mono-pitch roofed single storey rear extension which extends across the whole of the rear (east) elevation.

The proposal as originally submitted omitted an existing and proposed side (north) elevation. Amended plans were received and the adjacent neighbours were consulted on for 7 days.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Initial Consultation – 08/09/2018 – 21 days

Barton Seagrave Parish Council

- No objection.

Neighbours

9 Epping Close

- Objection.
- The proposal will severely restrict light from my conservatory.
- The wall will completely block any light as it would be approximately 4 feet (1.22 metres) away from my window where I sit throughout the year as it is my main living area and because I need extra light.
- Another concern is the size of the complete extension. It will be huge and not fit in with surrounding houses.

Reconsultation – Neighbours Only – 02/10/2018 – 7 days

Neighbours

Any additional comments received as a result of this consultation will be included in the Committee Update.

5.0 Planning Policy

National Planning Policy Framework

Policy 5. Delivering a sufficient supply of homes

Policy 9. Promoting sustainable transport

Policy 12. Achieving well-designed places

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 8. North Northamptonshire Place Shaping Principles

Policy 11. The Network of Urban and Rural Areas

Policy 29. Distribution of New Homes

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. Character and Appearance
3. Residential Amenity
4. Parking and Highway Safety

1. The Principle of Development

The application site is in an established residential area in the parish of Barton Seagrave to the southeast of Kettering.

The application site is within the town boundary of Kettering, as defined by Policy 35 of the Local Plan, in an established residential area where Policy 35 is supportive of proposals for residential development in principle.

Policies 11 and 29 of the North Northamptonshire Joint Core Strategy direct development to existing urban areas and indicate that Kettering is a 'Growth Town' and, therefore, should provide a focal point for development.

Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and the highway network.

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

2. Character and Appearance

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.

All elevations of the proposal will be visible in the public realm in Epping Close due to the siting of the existing dwellinghouse and its relation to the highway and surrounding development.

The proposed development will wrap round the side (south) and rear (east) elevations of the existing dwellinghouse with a two-storey element to the side and a single storey element to the rear.

The adjacent neighbour to the north of the application site at No.9 Epping Close has expressed concerns stating that the size of the proposal will not fit in with surrounding dwellinghouses.

The application site has a relatively large plot size in relation to the existing size of the dwellinghouse and is separated from the majority of the properties in Epping Close by the existing highway. It is considered that the proposal has been designed to be reflective of the style, height, proportions, and window location and spacing of the existing dwellinghouse, and will sit comfortably within its plot, meaning that it will not look out of character with the existing dwellinghouse, surrounding development or the wider street scene.

Subject to the use of matching materials, which can be secured by condition, the proposal complies with Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy.

3. 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 will wrap around the side (south) and rear (east) elevations of the existing dwellinghouse with a two-storey element to the side and a single storey element to the rear.

The majority of the two-storey element of the proposal is located to the south of the existing dwellinghouse in line with the front and rear elevations. There will be a small gable projection of 1.2 metres from the rear elevation, and it is considered that the separation distance between this element of the proposal to all surrounding neighbours, is such that there will be no loss of amenity in terms of sunlight, daylight and overbearing.

In terms of overlooking, the rear elevation of the two-storey element will contain a bedroom window which will face the front garden of No.11 Epping Close to the east of the site. The separation distance of this window to the site boundary with No.11 Epping Close is 11 metres and it is considered that this will result in no loss of amenity to these neighbouring occupiers in terms of overlooking. The front elevation of the proposal has a bedroom window at first floor level which will be in line with other first floor front elevation bedroom windows and is across the highway from other neighbouring occupiers in Epping Close.

In relation to the adjacent neighbour to the north at No.9 Epping Close, and to prevent any overlooking, a condition will be added to prevent any further openings at first floor level in the north elevation of the 1.2 metre rear projection.

As such, it is considered that subject to the imposition of a condition preventing further openings, the two-storey element of the proposal will not result in a loss of amenity in terms of overlooking.

With respect to the single storey element of the proposal, an objection has been received from the adjacent neighbour to the north at No.9 Epping Close stating that the proposal will severely restrict light to the conservatory at the rear of this property.

No.9 Epping Close has a hip roofed conservatory across its rear elevation and this dwellinghouse is separated from the application site by a wooden panel boundary fence. There is a distance of approximately 1.3 metres between the flank walls of each dwellinghouse.

No.9 is set at a slightly higher land level than the application site such that the floor level of the conservatory is elevated, and this results in direct views into the conservatory and rear garden of the application site. To address this, No.9 has a thick net curtain along the side elevation facing the application site to obscure any

views.

The proposed single storey element will be to the south of No.9 and will extend 2.475 metres from the rear elevation of the existing dwellinghouse, with an eaves height of 2.25 metres and a maximum height of 3.7 metres.

Although, the single storey element is directly south of No.9 it is considered that the small scale of this part of the proposal, together with the separation distance, and the fact that No.9 is elevated, will not result in a significant loss of daylight or sunlight to the conservatory of this neighbour, and the proposal as a whole will not result in a loss of daylight or sunlight by virtue of the orientation of the property in relation to the path of the sun.

Notwithstanding the above, the dimensions of the single storey element fall within the limitations of Class A of Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, and as such, without planning permission a larger single storey rear extension of 4 metres in length, with a 3 metre eaves height and a 4 metre maximum height, could be built in the same location.

Due to the difference in land levels a condition will be added to prevent openings in the side (north) elevation facing No.9 and this may mean that their net curtain could be removed to increase the daylight and sunlight entering this elevation.

Due to the separation distance to other surrounding neighbours, it is considered the single storey element of the proposal will not adversely impact on the amenities of the occupiers of these properties.

As such, subject to a condition preventing openings at ground and first floor levels in the side (north) elevation, the proposal complies with Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy.

4. Parking and Highway Safety

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 proposal is located to the rear (east) and side (south) of the existing dwellinghouse and will not affect the existing parking provision at the site which is provided by 2 no. tandem parking spaces adjacent to the rear (east) of the dwellinghouse adjacent to the rear boundary fence, and 1 no. parking space to the front (west) of the dwellinghouse in the front garden.

It is considered that the increase in size of the property, with the provision of an additional bedroom, will not require an increase in the amount of parking provided at the site which could not be accommodated by the existing arrangements or by parking on the unrestricted highway.

As such, the proposal is in compliance with Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy.

Conclusion

Subject to conditions requiring matching materials and no openings in the north elevation, the proposal complies with policies in the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Alison Riches, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: