

BOROUGH OF KETTERING

Committee	Full Planning Committee - 20/11/2018	Item No: 5.5
Report Originator	Sean Bennett Senior Development Officer	Application No: KET/2018/0728
Wards Affected	William Knibb	
Location	42 Northampton Road, Kettering	
Proposal	Full Application: Two and single storey rear extensions and a front dormer window	
Applicant	Mr D Howes	

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 development hereby permitted shall not be carried out other than in accordance with the approved plans detailed below.

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

3. The walls and rooves of the extensions, hereby permitted, shall match, in type, colour and texture, those on the existing dwelling.

REASON: In the interests of visual amenity in accordance Policy 8 of the North Northamptonshire Joint Core Strategy.

4. The window and rooflights in the upper floor side elevations of the rear two storey extension hereby permitted shall be non-opening and glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. 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 C shall be made in the upper floor side elevations or roof plane of the rear two storey extension 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/2018/0728

This application is reported for Committee decision because the applicant is a Council Member

3.0 Information

Relevant Planning History

KET/2005/0991 – Loft conversion – dormer at rear – APPROVED – 15/12/2005

KET/2017/0555 – Conversion of garage to habitable room – APPROVED – 01/08/2017

Site Visit

Officer's site inspection was carried out on 26/09/2018 and 31/10/2018.

Site Description

The site consists of a detached house with rendered facia and red-brick detailing under a brown-tiled hipped roof and chimney with a full height front bay and forms part of a small linear development of mixed house types set-back from Northampton Road.

Proposed Development

The application seeks full planning permission for a two and single storey rear extension and a front dormer and would include the provision of two bedrooms in the roof and involve the demolition of an existing flat-roof rear addition and a timber outbuilding.

During the course of the application and following Officer advice amended plans were received which reduced the size of the front dormer, provided a set-in for the two storey rear extension which also reduced its prominence from the front and annotated obscuration and non-opening of upper floor side elevation windows added. The proposal is considered on the basis of these amended plans.

Any Constraints Affecting the Site

Access onto a A-Road (A6003)

4.0 Consultation and Customer Impact

No comments received at the time of writing this report

5.0 Planning Policy

National Planning Policy Framework (NPPF):

12. Achieving well-designed places

Development Plan Policies

North Northamptonshire Joint Core Strategy (JCS):

8. Place shaping

Saved Policies in the Local Plan (LP) for Kettering Borough:

Policy 35. Housing: Within Towns

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Impact on the character and appearance of the area
3. Impact on residential amenity
4. Impact on highway safety and convenience

1. Principle of development

The site is located within the Town's designated boundaries and associated with the dwellings domestic use and thereby complies with Policy 35 of the LP. As such the proposal is acceptable in principle.

2. Impact on the character and appearance of the area

Policy 8 (d) of the JCS seeks development to respond to local character.

The streetscape has no particular defining character and comprises a short row of mixed house types which have seen a variety of extensions over the years together with nearby commercial buildings and bus depot with three storey flats opposite.

The property however has some architectural detailing which contributes to its pleasant appearance.

The revisions discussed above reduced the size of the front dormer to such an extent that a top-heavy emphasis is avoided and it appears as a polite subservient addition to the front roof plane of the property.

Whilst the rear two storey extension is large its cumulative expanse when taken together with the property is reduced by setting it in from the side wall of the existing property and thereby breaks up its expansive nature. In addition whilst the roof of the two storey rear extension sits proud of the existing roof and has an unusual roof arrangement due to its rear location behind the existing property it would not be conspicuous in the streetscape. As such and particularly given the varied nature of the streetscape the proposal would sit relatively comfortable in its context and would not introduce harm to its visual amenity. Materials shall be conditioned to match.

As such the proposal is considered to respect the character and appearance of the area and the property and therefore the proposal is considered to be

acceptable in this regard.

3. Impact on residential amenity

Policy 8 (e) of the JCS seeks to secure a good standard of amenity for all existing and future occupants of land and buildings.

Due to the proximity, orientation and relationship of the proposed extensions to neighbouring dwellings the proposals would not result in an adverse impact to neighbours as a result of loss of light, privacy or outlook.

In particular the neighbouring bungalow to the east at 40 Northampton Road is set further back on the plot than the host property and therefore the extent of the proposed rear projection of the two storey extension would not have an adverse impact to windows in the rear elevation of that neighbour with no openings in its facing side elevation.

In addition and turning to the neighbour to the west at 44 Northampton Road; the proposed rear single storey extension close to the shared boundary has a modest profile and limited rear projection of 2.8m and therefore would not have an adverse impact to that neighbour's amenities as a result of loss of outlook or light.

There are upper floor windows proposed in each side elevation of the rear two storey extension (including rooflights). These openings however, either serve non-habitable spaces/rooms internally or otherwise there is a double aspect to the rooms that they serve with openings also in the rear elevation and the flat-roof. The windows are illustrated as being obscurely glazed in the drawings and non-opening. To safeguard this arrangement conditions will be attached. The condition shall also extend to the side facing rooflights as given the pitch of the roof and habitable accommodation proposed within the roofspace it is likely that these rooflights could provide a view for future occupiers. In addition a condition shall also be attached preventing the insertion of any additional openings in the upper floor side elevations (including the roof) of the extension. As such with these arrangements and safeguards in place the openings will solely function as a source for light and will not have an adverse impact to neighbour's privacy. There are no dwellings to the rear.

Thereby the proposal would not have an adverse impact to the residential amenities of surrounding dwellings and therefore is considered to be acceptable in this respect.

4. Impact on highway safety and convenience

Policy 8(b) of the JCS seeks to ensure a satisfactory means of access and provision of parking.

The property would retain off-street parking for three cars comfortably and manoeuvring space. Such provision is considered to be sufficient for the extended dwelling and important due to its location with access onto a busy A-

road with restricted roadside parking. As such the proposal would not have an adverse impact to highway safety.

Conclusion

In light of the above and with no other material considerations that would justify coming to a different conclusion the proposal is considered to be in accordance with the Development Plan and the NPPF and therefore is recommended for approval subject to the imposition of the conditions laid-out.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Sean Bennett, Senior Development Officer on 01536 534316