

BOROUGH OF KETTERING

Committee	Full Planning Committee - 20/11/2018	Item No: 5.8
Report Originator	Alison Riches Development Officer	Application No: KET/2018/0750
Wards Affected	Slade	
Location	Trinity House, 36 The Green, Mawsley	
Proposal	Full Application: Replacement front door	
Applicant	Mr W Walton	

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 replacement door hereby approved shall be Stormproof Maple front door in black with DC3B glazed top lights as detailed on pages 21 and 17 respectively in the English Door Company, Evolution 2016 Version I brochure, received by the Local Planning Authority on 26th September 2018.

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

Officers Report for KET/2018/0750

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 09/10/2018

Site Description

The application site is located in the centre of Mawsley village on one of the main spine roads through the village, within the designated Article 4 area, and close to the village shops.

The dwellinghouse is a detached two-storey red brick dwellinghouse with a terracotta tile gable roof set close to its front boundary with a low black painted railing fence separating it from the back of the adjacent highway. The dwellinghouse is symmetrical about a central front door with modern wooden sash windows with stone cills and decorative lintels. The front door is black painted wood with two small leaded glass top lights and brass door furniture surrounded by stone quoins and a lintel and a plain glass panel above the door. There is a small chimney stack on the ridge at each end of the roof.

The rear of the property was not inspected.

Surrounding properties were built as part of the same development and are similar in their design and palette of materials.

Proposed Development

The application seeks planning permission for the replacement of the existing wooden front door with a wood grained effect PVCu front door in a like-for-like design.

Any Constraints Affecting the Site

Article 4 direction - direction dated 18/07/2001.

Mawsley Village was originally designed to reflect the characteristics of a traditional Northamptonshire Village through the form of some of its streets and the appearance of its dwellings.

The 'Village Street' in Mawsley is situated alongside one of the two principal through routes leading to the centre of the settlement and a detailed Master Plan was submitted and approved as part of the outline application for the village, under reference KE/95/0016, which provided guidance on the form of detailed proposals, including design and appearance.

The essence of the design objectives was to avoid typical estate type development in favour of a more traditional approach to recreate the feel and environmental quality of an established village, and in particular at its centre.

Throughout the application process, the form and grain of development, materials, detailing and boundary treatments were secured to reflect and reinforce the traditional character, avoiding the use of inappropriate materials for windows, doors, eaves and porches in the central 'Village Street'.

As a consequence, it was considered the piecemeal replacement or alteration of these elements of the design with unsympathetic alternatives and the uncontrolled erection of extensions, porches and canopies would erode the character of the street scene and undermine the quality of the development. Additionally, the uncontrolled siting of satellite antennae would also have a detrimental effect upon the visual appearance of the street scene, leading to a diminution of the character of the settlement.

An Article 4(1) direction was therefore designated on 18th July 2001 which removes a range of permitted development rights including development which is normally permitted via Classes A, B, C, D and H of Part 1 and Class A of Part 2, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, to protect the 'Village Street' area from inappropriate works due to its contribution to the overall character and appearance of the development to the detriment of the new village concept.

4.0 Consultation and Customer Impact

Mawsley Parish Council

- Objection.
- UPVC doors have not previously been deemed suitable in the Article 4 area.
- Should this application be approved it will not be in keeping with other properties in the area.

Neighbours

- No comments received.

5.0 Planning Policy

National Planning Policy Framework

Policy 12. Achieving well-designed places

Development Plan Policies

North Northamptonshire Joint Core Strategy

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. Character and Appearance

1. The Principle of Development

The application site is in an established residential area in Mawsley Village to the southwest of Kettering.

Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of alterations 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 12 of the National Planning Policy Framework (NPPF) requires new development to be of a high quality standard of design which is sympathetic to local character, maintaining a strong sense of place to create attractive, distinctive places to live.

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.

Mawsley Village is a purpose built village to the southwest of Kettering with a strong emphasis on design to deliver a traditional village character along the principal route through the village.

The 'Village Street' in Mawsley is situated alongside one of the two principal through routes leading to the centre of the settlement, part of which includes addresses at The Green.

A detailed Master Plan was submitted and approved as part of the outline application for Mawsley New Village, reference KE/95/0016, which provided guidance on the form of detailed proposals, including design and appearance. The essence of the design objectives was to avoid typical estate type development in favour of a more traditional approach to recreate the feel and environmental quality of an established village, and in particular at its centre.

Throughout the application process, the form and grain of development, materials, detailing and boundary treatments were secured to reflect and reinforce the traditional character, and it was considered that the piecemeal use of PVCu for windows, doors, eaves and porches in the central 'Village Street' area be avoided. As a consequence, it was considered the piecemeal

replacement or alteration of these elements of the design with unsympathetic alternatives and the uncontrolled erection of extensions, porches and canopies would erode the character of the street scene and undermine the quality of the development. Additionally, the uncontrolled siting of satellite antennae would also have a detrimental effect upon the visual appearance of the street scene, leading to a diminution of the character of the settlement.

As such, an Article 4(1) Direction was made on 18th July 2001 which removes a range of permitted development rights including development which is normally permitted via Classes A, B, C, D and H of Part 1 and Class A of Part 2, of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, to protect the 'Village Street' area from inappropriate works due to its contribution to the overall character and appearance of the development to the detriment of the new village concept.

With respect to this application Mawsley Parish Council has objected to the replacement of the existing wooden front door with one constructed of PVCu, as they state will not be in keeping with other properties in the area.

The application site is prominently located fronting a well-used route within the 'Village Street' area. The proposed replacement door is identical to the existing wooden front door and will be a black 'Maple' design door, as detailed in the submitted Stormproof Range in the English Door Company brochure, with 2 no. small leaded glazed panels at the top, of design DC3B, from the same brochure. The technical specifications show the materials to be wood grained effect PVCu.

The purpose of the Article 4 Direction in this regard is not necessarily to prevent the use of materials other than timber, but instead to ensure that the design and visual appearance of replacement non-timber windows and doors within the village are of sufficient quality to respect the character and appearance of the area.

Other properties within Mawsley village have used the same wood grained effect English Door Company doors, and a site visit shows the doors to be sympathetic to the properties and consistent with their locality. It is therefore considered that subject to a condition securing the replacement door to the specific details provided in the English Door Company brochure, the proposed replacement door is considered to be acceptable.

The proposal is therefore in accordance with Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy and with the National Planning Policy Framework which, taken together, expect development to be of a high standard of design and architecture such that it responds to and enhances the character and appearance of its surroundings and creates a strong sense of place by strengthening, promoting or reinforcing the distinctive qualities of the local area.

Furthermore, the proposal effectively represents a viable acceptable

alternative to the existing timber doors in Mawsley village which accord with the wider strategic aims of the Council put in place by the Article 4 direction to safeguard the traditional architectural quality of the area.

Conclusion

Subject to a condition requiring the replacement door to be of the design and details provided in the English Door Company brochure the proposal accords 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: