

BOROUGH OF KETTERING

Committee	Full Planning Committee - 18/12/2018	Item No: 5.5
Report Originator	Louisa Johnson Development Officer	Application No: KET/2018/0765
Wards Affected	Slade	
Location	35 Isham Road, Pytchley	
Proposal	Full Application: Two storey rear extension	
Applicant	Mr C Mann	

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 and details listed 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 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.

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 C shall be made in the first floor side elevations or roof planes of the building.

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/2018/0765

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 19/11/2018.

Site Description

The site is a semi-detached property located on Isham Road Pytchley, the site backs onto a field.

Proposed Development

This application is for the erection of a two storey rear extension.

Any Constraints Affecting the Site

C road

4.0 Consultation and Customer Impact

Neighbours

An objection was received on the grounds that the proposed extension would overshadow and block light from an upstairs bedroom and down stairs conservatory at 33 Isham Road.

Pytchley Parish Council

No objection

5.0 Planning Policy

National Planning Policy Framework

Policy 12: Achieving well-designed places

Development Plan Policies

North Northamptonshire Joint Core Strategy 2016

Policy 1: Presumption in favour of Sustainable Development

Policy 8: North Northamptonshire Place Shaping Principles

Saved Policies in the Local Plan for Kettering Borough

Policy RA3: Rural Area: Restricted Infill Villages

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 character of the area
3. Impact on residential amenity
4. Other issues raised by the proposal

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 planning permission for extensions to an existing residential dwelling house which is located within the Pytchley Village boundary, as required by Saved Policy RA3 of the Local Plan.

Subject to detailed consideration being given to the impact of the proposed development 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 character of the area

The site is located on Isham Road in a predominately residential area, which backs onto open fields.

The existing single storey extension at the site which would be replaced by the extension measures approximately 4.1m deep.

The proposal involves the erection of a two storey rear extension measuring approximately 6.8m wide, 4.1m deep and 6.8m in height with two pitched roofs.

It is considered that the design of the proposed extension would not be detrimental to the character of the host property or the surrounding dwelling designs.

Overall the proposal will have an acceptable impact on the character and appearance of the area and accords with the relevant parts of Policy 7 (NPPF) and Policy 8 (NNJCS).

3. Impact on residential amenity

Policy 8 of the NNJCS requires that development does not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking.

The site shares a side boundary with 33 Isham Road and the proposed extension would be approximately 0.15m off the boundary with no. 33.

An objection has been received from the occupants of 33 Isham Road, on the grounds that the proposed extension would overshadow and block light from an upstairs bedroom and down stairs conservatory at 33 Isham Road.

The proposed extension would be the same depth as the existing single storey rear element (which would be replaced by the proposal) and would be the same distance from the boundary. The proposed two storey extension would extend approximately 1m beyond the existing two storey element at no. 33. However, the proposal would not affect light received to the nearest first floor bedroom window. Whilst the proposed extension would cast some shadow over the conservatory roof, it is considered that the conservatory would still receive adequate light. The side elevation facing no.33 would be blank. Therefore it is considered that the proposal would not have a significant detrimental impact on 33 Isham Road.

The site shares a side boundary with 37 Isham Road, the proposed extension would be approximately 3.6m from the side boundary and the first floor side elevation would be blank. Therefore it is considered that the proposal would not have a significant detrimental impact on 37 Isham Road.

Therefore it is considered that there will be no unacceptable impact on the amenity of neighbouring residents, subject to a condition preventing the insertion of windows in the first floor side elevations, through this proposal in accordance with policy 8 of the NNJCS.

4. Other issues raised by the proposal

None

Conclusion

The proposal is acceptable in principle and in terms of its impact on the character and appearance of the area and residential amenity. Subject to conditions the proposed development is acceptable and recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Louisa Johnson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: