

BOROUGH OF KETTERING

Committee	Full Planning Committee - 18/12/2018	Item No: 5.9
Report Originator	James Wilson Development Officer	Application No: KET/2018/0832
Wards Affected	St. Michaels and Wicksteed	
Location	174 London Road, Kettering	
Proposal	Full Application: Single storey rear extension	
Applicant	The Occupier	

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.

Officers Report for KET/2018/0832

This application is reported for Committee decision because the applicant or agent is a member of KBC staff or their spouse/partner.

3.0 Information

Relevant Planning History

None

Site Visit

Officer's site inspection was carried out on 02/11/2018

Site Description

The property is a semi-detached dwelling with front and rear gardens constructed in the first half of the 20th century located London Road which is a busy route into Kettering town centre. There is off road parking for 2 or more cars to the front. The property is constructed of red brick with bay windows to the front and a grey slate hipped roof. The width of the house is staggered and as it extends back the width increases by approximately 2.5m in 2 stages.

Proposed Development

The proposal is for a single storey rear extension which will extend 3.8m beyond the rear elevation of the existing dwelling and will be 3m in width from the eastern elevation. The extension will have a hipped roof, a window to the rear, a single door on the eastern elevation and French windows opposing. An existing small window and door on the eastern elevation will be bricked up.

Any Constraints Affecting the Site

A Road

4.0 Consultation and Customer Impact

Highway Authority: No response

Neighbours: No representations received for this application.

5.0 Planning Policy

National Planning Policy Framework

Section 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

Saved Policies in the Local Plan 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. Design and impact on character
3. Neighbouring amenity

1. Principle of development

Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that if regard is to be had to the development plan for the purpose of any determination under the Planning Act, the determination must be made in accordance with the plan, unless material considerations indicate otherwise.

Policy 11 of the North Northamptonshire Joint Core Strategy (NNJCS) promotes development within a hierarchy of settlements; firstly by focussing the majority of development on growth towns (Kettering) and then Market Towns, followed by villages and then the open countryside where development will be limited.

Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of householder development provided the proposals do not result in adverse impacts upon neighbouring properties or the highway network and that proposals present a good standard of design.

The application site is within the town boundary of Kettering, as defined by Saved Policy 35 of the Local Plan, in an established residential area. The National Planning Policy Framework (NPPF) through paragraphs 7 to 9 details that the purpose of the planning system is to contribute to the achievement of sustainable development which has economic, social and environmental dimensions. Paragraph 11 requires that decisions apply a presumption in favour of sustainable development and for development to be approved if in accordance with an up to date plan.

The proposal is for an extension to an existing dwelling which is surrounded by similar residential units. As such, the principle of development in this area is established.

2. Design and impact on character

Good design is promoted by section 12 'Achieving Well Designed Places' of the National Planning Policy Framework. Policy 8(d) of the North Northamptonshire Joint Core Strategy requires that development is of a high quality of design and respects and enhances the character of its surroundings.

The proposed extension would create a single storey brick room which is to be 3.8m x 3m in dimension with a hipped roof. A door is located on the South East elevation with windows on the rear/South West elevation and French windows facing the neighbouring property's conservatory which provides access to a paved area.

The extension walls and roof will be finished with brick and tile to match the style and materials of the existing dwelling. The window, French doors and access door will be wooden framed, painted white and double glazed; rainwater goods will be black upvc which will also complement the existing property.

The extension is modest in scale and is very close to what would be allowable under permitted development rights by Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. The style of the extension will be in keeping with the existing dwelling and a condition will be applied to any permission to ensure that the materials are matching.

It is therefore considered that the design and appearance of the extension will be in keeping with the surrounding area and is in accordance with the requirements of Policy 8 d) of the NNJCS.

3. Impact on Neighbouring Amenity

Policy 8 (e) (i) of the NNJCS requires that development does not result in an unacceptable impact on neighbouring amenity by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

The proposed extension would be located to the rear of no. 174 London Road and is positioned 3.3m away from the adjacent neighbouring semi-detached property and approximately 1m from the boundary with 176 London Road. As the extension is single storey there will be no overlooking issues or loss of privacy for neighbouring residents. The eaves height is approximately 2.5m and the ridge height 4m which would not create an overbearing structure for either neighbour or significantly reduce the light that is enjoyed by the adjacent properties. The proposal, therefore, due to its design, size and siting will not result in any unacceptable amenity impacts for the neighbours by way of overlooking, loss of light or overbearing impacts, and therefore accords with Policy 8 (e) (i) of the NNJCS.

There are no other considerations or representations which have been raised in respect of this application.

Conclusion

The proposed development is in accordance with the relevant policies of the Development Plan and there are no material considerations which indicate planning permission should not be granted. The application is recommended for approval, subject to conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

James Wilson, Development Officer on 01536 534316