

BOROUGH OF KETTERING

Committee	Full Planning Committee - 15/01/2019	Item No: 5.6
Report Originator	Ruth James Assistant Development Officer	Application No: KET/2018/0858
Wards Affected	Northfield	
Location	39 Leicester Close, Kettering	
Proposal	Full Application: Two storey rear and side extension	
Applicant	Mr V Corpuz	

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 extension 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. The windows hereby approved on the first floor southwest side elevation of the extension and the ground floor southeast front elevation, shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of future and adjoining occupiers in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy

Officers Report for KET/2018/0858

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

3.0 Information

Relevant Planning History

KET/1984/0858 – Residential Development for 18 dwellings. Approved 12/12/1984

Site Visit

Officer's site inspection was carried out on 13/11/2018

Site Description

The application site is located to the northwest of Kettering town centre within the settlement boundary and an established residential area. The property dates from the 1980's and forms part of an approved development for 18 residential units which are built from the same palette of materials and similar designs.

The application site is comprised of no.39 Leicester Close, a detached two-storey dwelling constructed from red brick with a gable roof finished with brown tiles. There is a triangular pediment feature above the main entrance and a bowed ground floor window to the front. The driveway slopes down from the highway to a single garage that is set back on the northeast side.

The property is set down and back from the surrounding dwellings as it occupies the plot in the northwest corner of Leicester Close. To the rear the garden is overgrown, with evidence of paving slabs. A shed is located to the southwest corner and the boundaries are formed of 1.8 metre high fencing. The site is bounded to the rear by the A6003 Northfield Avenue with commercial and retail units beyond.

Proposed Development

The application seeks consent for a two-storey rear and side extension.

Any Constraints Affecting the Site

Within the Nene Valley Nature Improvement Area (NIA) Boundary

4.0 Consultation and Customer Impact

Neighbours Notifications were sent out to neighbouring occupiers and a site notice was erected. Responses from one address were received.

Comments received from the owner of no. 37 Leicester Close:

- Objection: Concerns regarding the close proximity of the extension to no. 37 and the impact upon the foundations.

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

Policy 11. The Network of Urban and Rural Areas

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development.
2. Character and design
3. Residential Amenity
4. Nene Valley Nature Improvement Area

1. Principle of development.

The application seeks the erection of a two-storey side and rear extension.

The site is located within the designated town boundary; the scheme would therefore strengthen the network of settlements within the borough in compliance with Policy 11 of the North Northamptonshire Joint Core Strategy.

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

Subject to detailed consideration being given to the impact of the proposed scheme, having an acceptable impact on the character and appearance of the area and residential amenity, and ensuring it complies with national and local policies detailed above, the principle of development is considered acceptable.

2. Character and design

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.

The proposed two storey extension will run along the full southwest side elevation of the existing property measuring 10.3 metres in length. The existing

single storey side extension, which contains the kitchen, would be incorporated into the new extension, which would be 2 metres wide, maintaining the width of the single storey element and not increasing beyond this. To the rear the conservatory would be demolished allowing space for the two storey extension to run across the rear for a distance of 5.1 metres. This would then drop down to a single story height which would infill at the rear between the new two storey element and the rear of the existing garage. At ground floor level this would provide for a 'snug' room that would overlook the rear garden and a study and downstairs cloakroom to the front, whilst the first floor level would be reconfigured to provide an additional bedroom with ensuite bathroom and a new family bathroom. Materials would match with the existing and can be secured by condition.

Leicester Close was developed in the 1980's and the residential units within the close are very 'shoe-horned in' and have a very close relationship with neighbouring properties. The application site is located in the northeast corner of the close and the land levels slope down from west to east. At the front the proposed extension would raise the existing single storey extension on the southwest elevation to two storeys, however the width would be maintained and the roof height would be set at the same height as the main dwelling. Although the properties within the close are tightly constrained, the corner plot and slope of the land mean that no. 39 sits lower and is set back from the main street scene. Therefore it is considered that the design would suitably reflect the host property and its form would not be unduly large or bulky in visual terms. Furthermore the 'L' shaped plot allows for the retention of a good amount of outside amenity space.

Therefore the design is in keeping with the design and character of the existing dwelling and the proposal accords with Policies 12 of the National Planning Policy Framework and 8(d)(i) of the North Northamptonshire Joint Core Strategy in that the new development responds to the site's immediate and wider context and local character and is of good design.

3. Residential Amenity

In addition to seeking development to respect the character of an area, Policy 8(e) (i) of the North Northamptonshire Joint Core Strategy seeks to ensure that development prevents harm to the residential amenities of neighbouring properties, such as by reason of overbearing, loss of light or overlooking.

No. 39 is a detached dwelling and its neighbouring properties are no. 41 to the east and no. 37 to the south which are also detached dwellings. The proposed extension would be to the southwest and rear and so the neighbouring property at no. 41 would not be impacted to any significant extent. No. 37 would be closest to the new extension and there would be 2 no. windows to the first floor southwest side elevation. These would be obscure glazed and can be secured by condition to protect the amenity of the occupiers of no.37. There would also be an additional window to the ground floor of this elevation however the side elevation of the garage at no.37 forms the boundary along this part of the garden with no.39 and so there would be no overlooking impacts from this window.

A new window for the downstairs cloakroom would be inserted to the front elevation and this would also be obscure glazed and can be secured by condition to protect the amenity of the occupants and neighbouring properties to the front.

An objection has been received from the owner of no. 37 raising concerns about the close proximity of the proposed extension to no. 37 and possible impacts upon the foundations of the property. Whilst the foundations are not a material planning consideration, the close proximity of the extension to this neighbouring property has been considered. Because no. 39 is situated on a corner plot, the property is angled resulting in the main dwelling facing southeast at the front, whilst the side elevation closest to no. 37 runs from southeast to northwest and is angled away at the rear from this neighbour. As a result the proposed extension would be closest to no. 37 at the front southeast corner and recede away towards the rear end following the line of the host property. The extension would not extend beyond the width of the existing single storey element, and it would be the garage at no. 37 that would be closest to the new extension as it is on the northern side of this neighbouring property and provides a degree of separation between the dwellings. Therefore any potential overbearing impact is considered to be limited and acceptable. An informative will be included with any consent given advising in regard to building control regulations which would deal with the engineering operations of the build and consideration of foundations.

The orientation of the site would ensure that any increase to overshadowing would be within the application sites own curtilage.

The proposed development is in accordance with Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy in that the new development appropriately safeguards the amenities of neighbouring occupants.

4. Nene Valley Nature Improvement Area

The application site is within the NIA boundary, however, the application site is in an established residential area and the proposed scheme is small and on an already developed site. It is considered the small scale of the development proposed will not have any adverse impact on existing wildlife or the improvement of the Nene Valley.

Conclusion

Subject to conditions relating to materials and obscure glazing it is considered that the proposal complies with policies within the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date: 02/01/19

Previous Reports/Minutes

Ref:

Date:

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