

BOROUGH OF KETTERING

Committee	Full Planning Committee - 12/02/2019	Item No: 5.1
Report Originator	Theresa Nicholl Development Team Leader	Application No: KET/2018/0812
Wards Affected	All Saints	
Location	44 Park Road, Kettering	
Proposal	Full Application: Two storey side extension	
Applicant	Mr K Neale	

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.

3. The window on the first floor rear elevation of the extension hereby approved shall be 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.

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 building, structure or other alteration permitted by Class A of Part 1 of Schedule 2 of the Order shall be made to the front or rear elevation of the extension hereby approved that would enable its conversion to a garage for housing motor vehicles.

REASON: The building is not of a suitable standard to be used as a domestic garage.

5. This permission is for the two storey extension shown on drawing KN/01A/PLANNING/2018 which was received by the local planning authority on 9 January 2019.

REASON: To clarify what is hereby approved.

Officers Report for KET/2018/0812

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

3.0 Information

Relevant Planning History

KET/2008/0821 - 3 bed detached dwelling, REFUSED, 02/12/2008

KET/2009/0298 1 no. dwelling and alterations to car parking arrangements to 44 Park Road, APPROVED, 19/11/2009

KET/2009/0777 To construct a garage with permeable hardstanding, APPROVED, 08/02/2010

Site Visit

Officer's site inspection was carried out on 16/11/2018

Site Description

The site comprises a two storey detached dwelling located on a corner plot at the junction of Park Road and Morley Street. The property is largely cream rendered with hipped roof slopes apart from the front elevation which is gabled. It is likely to have been constructed in the 1950s.

The rear garden to the property is side on to Morley Street and is bounded here by a 2 metre brick wall which is hard up against the pavement edge. There is vehicular access off Morley Street to a large detached garage located to the bottom of the rear garden.

The character of the area is typified by late Victorian/early Edwardian red brick terraced properties. 48 Park Road is an end terraced double bay fronted red brick property which borders the site boundary to the north. The other adjoining neighbour is a smaller end terraced property; 1 Morley Street which is side on to the rear boundary of the host property's back garden.

The site is opposite Rockingham Road pleasure ground.

Proposed Development

The proposed development (as amended), is a 2 storey extension to the side of the property where it adjoins the boundary with 48 Park Road. There is presently a 3.5 metre gap between the side of the host property and No. 48 (which abuts the shared boundary). However, there is an existing single storey element to the host dwelling which is located to the side/rear adjacent to No. 48. The proposed extension would be situated forward of this single storey element and would not be joined to it.

The ground floor of the proposed extension is slightly set back from the front main facing wall of the dwelling. The ground floor area measures 3.0 metres wide x 6.9 metres long. The second floor is set in from the ground floor extension on all sides and measures 2.6 metres wide x 4.0 metres long. The ground floor comprises a

home office and the first floor comprises an en-suite and dressing room extension to the existing master bedroom. The en-suite has a window facing to the rear and the dressing room has a window facing the front.

It should be noted that the plans have been amended following a request of the case officer. The original proposal included conversion/replacement of the detached garage into a separate dwelling and the ground floor of the proposed two storey extension was to have been a garage. These elements have now been withdrawn from the proposals.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Environmental Health

Were consulted because of the proposed new dwelling which has since been removed from the proposal.

Neighbours

Objections were received from 3 neighbouring residents to the original proposals. Some of the comments made were in relation to the proposed dwelling and the new garage contained in the extension to the existing dwelling with vehicular access off Park Road. As those elements are now removed from the current scheme, those comments are no longer relevant.

The occupiers of the adjacent property, 48 Park Road have raised objections to the latest plans for the proposed two storey extension as follows;

- The side of our house on that boundary (adjacent to the proposed extension) gets a lot of daylight and therefore has not suffered from damp in a 100 years. The proposed extension is too close to our house and will cause damp issues.
- We have rights of access to maintain the side of our house and the extension will not allow us to do this.
- There are no formal plans or measurements to view and so we assume the side extension will have windows and therefore will allow a view looking down onto our private decking area.
- If the neighbours have a new driveway built it will cause more parking pressures on the road.
- We feel these proposals will seriously affect the value of our property.

5.0 Planning Policy

National Planning Policy Framework

Policy 12. Achieving well-designed places

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 1. Presumption in Favour of Sustainable Development

Policy 8. North Northamptonshire Place Shaping Principles

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues to consider are;

1. The principle of the development
2. The design of the proposal and impact on local character
3. Impact on neighbours
4. Any other issues

1. The principle of the development

The site is located in a residential area and is within the town boundary. As such there are no in principle objections to a residential extension in this location.

2. The design of the proposal and impact on local character

The proposed two storey extension is subordinate to the main house. It has hipped roofs and windows of a size and design that are in keeping with the existing. The proposed materials would be painted render and rosemary tiles to match the existing and this would be conditioned.

As such the proposal is in keeping with the scale, design and character of the existing property. Consideration has been given to the impact of the loss of the current gap between the host property and No 48 upon the street scene. The overriding character of the street is that of terraced properties. This being the case and the fact that the proposed extension is slightly stepped back means that the prevailing character of the area is maintained and not harmed.

It is considered that in terms of scale and design the proposed two storey extension complies with section 12 of the NPPF which requires good design and with policy 8 d) of the Joint Core Strategy (JCS).

3. Impact on neighbours

The only neighbours potentially affected by the proposal would be those of the adjacent property, 48 Park Road.

The proposed extension would be located approximately 400mm from the side wall of this neighbouring property. The neighbours have raised concern over potential damp issues but this is not a planning matter. As long as there are appropriate damp proof courses in place then damp should be avoided and there are no planning policies specifically relating to how close one dwelling can be to another. The issue of proximity to shared boundaries would be covered under the Party Wall

Act and would be an issue between the applicant and the neighbours to resolve/agree.

There are no windows in either the side elevation of No. 48 or the side elevation of the proposed extension. The only window in the extension that faces to the rear is to an en-suite bathroom and so will be obscure glazed and conditioned so. Nevertheless if this window were not to a bathroom it would be acceptable as its rear facing position is not different than first floor windows of any property which face to the rear. It is set back from the rear face of both houses and so any views would be oblique.

The proposed extension will not cause issues of overlooking, shadowing or overbearing to the occupiers of No. 48 and any issues of proximity to the boundary would be covered under the Party Wall Act, albeit the proposal is set in from the shared boundary.

It is therefore considered that the proposal are in accordance with policy 8 e) of the JCS.

4. Other Issues

It was originally proposed that the ground floor of the side extension would be used as a garage. The internal dimensions would be insufficient to accommodate a vehicle when using the NCC Highway Authority standards as a guide. Also there were insufficient visibility splays with regard to provision of a new access to serve such a garage. Given that it is known this was the original intention for the extension and could potentially be converted under permitted development rights, a condition will be imposed preventing the extension from being converted to a garage for the purpose of accommodating a motorised vehicle.

The issue raised by the neighbour concerning loss of property value is not a material planning consideration.

Conclusion

The revised proposal is acceptable having regard to the development plan and all other material considerations. It is therefore recommended for approval subject to conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Theresa Nicholl, Development Team Leader on 01536 534316

Previous Reports/Minutes

Ref:

Date: