

BOROUGH OF KETTERING

Committee	Full Planning Committee - 12/02/2019	Item No: 5.4
Report Originator	Collette Panther Assistant Development Officer	Application No: KET/2018/0914
Wards Affected	Pipers Hill	
Location	58 Wallis Road, Kettering	
Proposal	Full Application: Single storey rear extension	
Applicant	Mr J Thorp	

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 amended plan number 18/11/1A received by the Local Planning Authority on 04/01/2019.

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.

Officers Report for KET/2018/0914

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 inspections were carried out at the application site on 10th and 14th December 2018, and at No. 60 Wallis Road on 10th December 2018.

Site Description

The application site is located on the east side of Wallis Road and comprises a two-storey semi-detached dwelling built with brown brick under a tiled roof. The area is primarily residential and is characterised by semi-detached properties. Existing features include a two-storey bay window to the front elevation, white painted render to the first floor front and the front door is located on the side elevation – a characteristic of dwellings in the vicinity. The property is set back and down from the highway and benefits from a small gravelled front garden which is enclosed by a 1m high wall with the highway. The rear garden slopes significantly from west to east and is enclosed by timber fencing.

Proposed Development

This application seeks full planning permission for the construction of a single storey rear extension to the following maximum dimensions (amended scheme): 2.2m-3.35m stepped depth, 4.7m width, 2.65m to the eaves and 3.6m to the highest part of the roof.

The original scheme sought the following dimensions: 3.8m-4.85m stepped depth, 4.7m width, 2.4m to the eaves and 3.2m to the ridge of the roof.

Any Constraints Affecting the Site

None.

4.0 Consultation and Customer Impact

Neighbours

2 no. *objections* received from No. 60 Wallis Road (attached neighbour) with respect to the original and amended schemes, on the following grounds:

Original scheme:

- Loss of light to dining room
- Overshadowing of dining room
- Passive loss of heating
- The height of the proposed extension wall will be higher than the dining room window
- Concerned damp may occur due to a section of the house being located in an

inset.

Amended scheme:

- Same as above, and
- The amended plans make the roof height on the boundary higher than before.

5.0 Planning Policy

National Planning Policy Framework 2018 (NPPF)

Policy 2. Achieving sustainable development

Policy 8. Promoting healthy and safe communities

Policy 12. Achieving well-designed places

Development Plan Policies

North Northamptonshire Joint Core Strategy 2016 (NNJCS)

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 for consideration in this application are:-

1. The principle of development
2. Design and impact on the street scene
3. Impact on residential amenity

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*. Policy 12 of the National Planning Policy Framework also recognises 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 the erection of a single storey rear extension to a residential property which is located in an established residential area to the south of Kettering Town Centre. The site is located within Kettering town boundary, as required by Policy 35 of the Local Plan.

Furthermore, subject to detailed consideration being given to the impact of the proposed extension having an acceptable impact 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 street scene

Policies 8 and 12 of the NPPF requires development to be *well-designed* and *safe, healthy, inclusive* environments, these are echoed by respective Policies 8(d) and 8(b) of the NNJCS which require new development to *respond to the site's immediate and wider context and local character* and to *make safe and pleasant streets and spaces*.

The proposed extension is located to the rear of the dwelling and, due to being naturally screened by the existing property, will be barely visible within the public realm. Its size is considered to be proportionate with respect to the size of the host dwelling and its design is considered to be in keeping with the host dwelling. As a result, it is considered that the extension will blend with its immediate and wider context and will therefore not cause harm to the public realm.

Provided the materials used are brick to match those on the existing dwellinghouse (confirmed on the application form) the proposal will not adversely affect the character and appearance of the existing dwellinghouse and due to its location will not adversely impact upon the character and appearance of surrounding development or the wider street scene.

Overall, and subject to a condition requiring materials to be matching brick to those on the existing dwelling, the proposal accords with Policies 8(d) and 8(b) of the North Northamptonshire Joint Core Strategy in that the new development responds to the site's immediate and wider context and local character.

3. Impact on residential amenity

Policy 8(e) of the North Northamptonshire Joint Core Strategy seeks to protect *quality of life and safer healthier communities* by ensuring new development *not result in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area*.

The original scheme proposed a 4.85m deep extension which was considered to cause unacceptable adverse harm to the amenities of the attached neighbouring property by imposing a deep, expansive and large structure at close proximity with the dining room window at No. 60 Wallis Road. The agent was informed of the officers concerns during the application process and as a result submitted an amended scheme reducing the depth of the extension to 3.35m, presented in this report.

Please note: Permitted Development rights have not been removed from the application property therefore, they remain a material planning consideration which forms the basis for this recommendation. The officer has considered the maximum amount of development which can be undertaken as Permitted Development and has weighed the resulting situation/harm against that presented by the proposed scheme.

It is recognised that the amended scheme may cause some harm to the amenities of No. 60 by means of loss of light or overbearing development. However, in weighing up the proposal against the maximum amount of development granted by Permitted Development, it is considered that the additional 0.35m depth to that

which could be built under Permitted Development is offset by the 0.35m lower eaves and 0.4m lower ridge height to that which could be built under Permitted Development. As a result, it is considered that the harm caused by this proposed extension would not be any worse than the resulting harm which would be caused by the maximum amount of development granted by Permitted Development (which allows 3m depth, 3m eaves and 4m to the highest part of the roof).

The orientation of these properties and their resulting original relationship presents an unfortunate set of circumstances which have been considered in recommending this application for approval. In addition, the sloping gardens are a natural constraint of the site as is the fact the application site is south of No. 60 which results in the potential for any development from the rear wall of the application property to cause natural loss of light.

With respect to land levels and Permitted Development, page 44 of DCLG's Permitted Development Rights for Householders: Technical Guidance states: "*The height of the building, enclosure or container should be measured from the highest ground level immediately adjacent to the building, enclosure, or container to its highest point.*"

Taking into account all the relevant factors of this application, it is considered that the proposed extension will not cause harm above and beyond that which could be imposed by Permitted Development. As a result, the proposed extension is not considered to be unacceptable. Therefore, it is concluded that the proposal is not contrary to Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy in that the new development does not result in an unacceptable impact upon amenity to neighbouring properties.

Conclusion

Overall, subject to conditions requiring materials to match it is considered that the proposal accords with policies set out in the Development Plan and no other material planning considerations outweigh this, therefore the proposed development is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Collette Panther, Assistant Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: