

BOROUGH OF KETTERING

Committee	Full Planning Committee - 12/02/2019	Item No: 5.5
Report Originator	Collette Panther Assistant Development Officer	Application No: KET/2018/0941
Wards Affected	Slade	
Location	18 Kettering Road, Broughton	
Proposal	Full Application: Two storey and single storey rear extension. Installation of 2 no. rooflights to side	
Applicant	Mr & Mrs Roberts	

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 numbers 1576/05F and 1576/06C received by the Local Planning Authority on 03/01/2019 and 1576/02A 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 be as follows: the two storey rear extension shall be finished with render to match, in type, colour and texture, render on the existing building and the single storey rear extension shall be timber clad.

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 B shall be made in the north-east or south-west elevations or roof plane of the buildings hereby permitted.

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/2018/0941

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

3.0 Information

Relevant Planning History

KE/87/18 – Side and front extension – Approved 13/02/1987

KET/2010/0040 – garage to rear – Refused 28/09/2010

KET/2010/0782 – Agricultural building – Refused 26/01/2011

KET/2011/0303 – Agricultural building – Refused 14/07/2011

Site Visit

Officer's site inspection was carried out on 18/12/2018.

Site Description

The application site comprises a two-storey semi-detached dwelling dating from approximately 1930. All external walls are rendered cream under a grey concrete tiled roof. The property is set back from the highway, separated from the footpath by a front garden nearly 10m deep. Off-road parking is provided to the front alongside a wide grass verge. Existing additions include a single storey side extension and adjoining porch.

The surrounding area is characterised by openness. Properties are semi-detached in type and are set back from the highway. The topography falls significantly from north-west to south-east from the road to the bottom of the garden where the difference in land levels is very prominent. The rear garden is large, long and set at various land levels reflecting the natural topography. Some small additions can be seen within the rear garden, various sheds and chicken pens. Neighbouring properties are of the same design and age.

Attached to the application property and set to the north-east is No. 19, this property has two and single storey rear extensions.

No. 17 is not attached to the application site and is set to the south-west, this property has a flat roofed, two-storey rear extension which projects beyond the side elevation towards the application site.

Proposed Development

This application seeks full planning permission for the following development to the following dimensions:

- Two-storey rear extension: 1.8m depth, 5.4m width, 5.1m to the eaves and 3.7m to the ridge of the roof,
- Single storey rear extension (projecting off the two-storey): 4.8m depth, 5.1m width and 3.1m to the top of the flat sedum (green) roof, and
- Re-roof existing single storey side roof and insert 2 no. roof lights.

Any Constraints Affecting the Site

Public footpath GD/007 located to the south-east of the application site

4.0 Consultation and Customer Impact

Parish/Town Council

None received at the time of writing this report.

Neighbours

2 no. *objections* received from No. 20 Kettering Road on 02/01/2019 and 04/01/2019 on the following grounds (summarised):

- Loss of light due to the position of the sun and angle of our house and the fact our house is on lower land – one of our main light sources is in direct line with the proposed single storey extension
- The bi-fold doors to the rear of the single storey extension will impose on our privacy due to the height of the extension and amount it overhangs from the property
- Due to the higher land of the application site the single storey extension will appear two storey
- The visual appearance of the single storey element is not in keeping with the area or existing property lines, it will be a block which will impact on our view and light
- We moved here for the enjoyment of gardening which will be affected by the single storey extension
- No objection to the two storey section
- Photographs were submitted from No. 20 on 10/01/2019.

Objection received from No. 21 Kettering Road on 07/01/2019 on the following grounds (summarised):

- Concern that contractors will use and abuse access over land to the rear
- The proposed extension will appear quite out of character with the rear of the street when viewed from the footpath to the rear
- The rear boundary is marked by Leylandii which requires reduction in height.

Comments from owner of the land off Gate Lane, south-west of the application site, on 04/01/2019 (summarised):

- The applicant has permission to use my land at Gate Lane to access the land at the rear of his property but has not contacted me to discuss how he will be using it to access the site
- Will there be construction traffic going over my land?
- Will the applicant put right any damage done?
- Will the applicant be storing supplies/equipment on my land?
- I am happy for the applicant to use it but want any damage done to be put right.

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

Broughton Neighbourhood Plan

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
4. Highway safety
5. Other matters

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 response to the local character, reflecting the identity of local surroundings and materials.

This application seeks the erection of two and single storey rear extensions to a residential property which is located in an established residential area to the north of Broughton. The site is located within Broughton village boundary, as required by Policy 35 of the Local Plan and Policy 1 of the Broughton Neighbourhood Plan.

Furthermore, subject to detailed consideration being given to the impact of the proposed development 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*. Policy 3 of the Broughton Neighbourhood Plan seeks the same objectives as the NPPF and NNJCS.

The proposed extensions are located to the rear of the existing dwelling and, due to the height of the existing property and drop in land levels, will not be visible from the public realm on Kettering Road. There may be some visibility of the extensions from the footpath (GD/007) to the rear which is set approximately 10-15m lower than the application site and which is separated by a distance of approximately 56m.

The two storey element mirrors the size, proportions and design of the existing two storey extension at the attached neighbouring property, No. 19, which will result in a symmetrical appearance from the rear.

The site is naturally constrained by the significant drop in land levels to the rear. This scheme seeks to balance the levels constraint with the needs of future occupiers by design with a cantilevered single storey rear extension, providing one continuous space without steps, attached to the two storey element. The design appears to embrace a relatively modern approach with timber cladding and a flat sedum (green) roof, the overall design is cohesive to the host dwelling and is considered to be respectful of the combined urban setting and rural outlook towards the public footpath. As a result, the design ensures that it is clear this extension is a modern day addition which sits comfortably within its setting. Therefore, it is considered that the design of the extension will complement the host dwelling and will not cause harm to the public realm.

Due to the difference in land levels and existing porch the re-roofing of and insertion of 2 no. roof lights to the existing single storey side extension will not be visible from the public realm on Kettering Road. In any case, the changes are considered to present materials and design that are appropriate for the context and surroundings.

Provided the two storey element is rendered to match the existing dwellinghouse and the single storey element is timber clad, 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 as mentioned above, 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 the single storey rear extension to be 3.25m high and extend 5.25m beyond the two storey element, this 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 rear window adjacent to the boundary at No. 19 Kettering Road. The agent was informed of the officers concerns during the application process and as a result submitted an amended scheme reducing the height of the extension to 3.1m and the depth of the extension to 4.8m, presented in this report.

No. 17 is the non-attached neighbour with a flat roofed, two storey rear extension projecting further than the proposed two storey extension and which is separated from the single storey proposed extension by approximately 2 metres. There is 1 no. small high level window on the first floor of the side elevation which appears to serve non-habitable space (stairs and landing) which is therefore not considered to be adversely harmed by the roof lights. As a result of the relationship between the building heights, the separation distance and orientation of the sun it is considered that the proposal will not cause adverse harm to the amenities of this property by means of loss of light, loss of privacy or overbearing development.

No. 19 is the attached neighbouring property whose two storey rear extension the proposal imitates which is not considered to impose any harm to amenities to this property. The proposed single storey extension extends approximately 3.3 metres further than the single storey rear extension to this property which, as a result of the amendments made to reduce the bulk and mass of the extension, is considered to result in an acceptable relationship with this property. Therefore, it is considered that no adverse harm will be caused by means of loss of light, loss of privacy or overbearing development.

No. 20 is set two plots away from the application site, separated from the proposed single storey extension by approximately 11.5 metres which proposes bi-fold doors to the rear elevation and no windows facing this property. It is recognised that this property is set back in the row of dwellings by approximately 2 metres and is positioned at a slight angle on slightly lower land. However, despite the south-western relationship between the application property and No. 20, it is considered that No. 20 is separated from the proposed development by sufficient distance that no adverse harm will be caused by means of loss of light, loss of privacy or overbearing development. Outlook is not a planning consideration.

No. 21 is attached to No. 20 and is separated from the application site by approximately 16.5 metres which is considered to be sufficient distance that no adverse harm will be caused by means of loss of light, loss of privacy or overbearing development.

All other neighbouring properties are separated by sufficient distance or physical boundaries so that they are not adversely affected by the proposed development.

In any case, due to the difference in land levels and the resulting relationship with neighbouring properties, in the interests of protecting amenities to neighbouring properties to both the north-east and south-west sides, it is considered reasonable to impose a condition removing permitted development rights to create any additional openings in the north-east or south-west elevations.

Due to the location and size of the extension and raised platform the proposed development is considered to accord with 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.

4. Highway safety

Policy 8(b) of the North Northamptonshire Joint Core Strategy requires new development to have a *satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards*, and not to have an adverse impact on the highway network nor *prejudice highway safety*. Policy 3 of the Broughton Neighbourhood Plan seeks *off street parking solutions* or on street which *will not impact adversely on existing neighbouring and resident amenity*.

The property currently benefits from communal on and off-road car parking to the front. The existing access and parking arrangements are to remain unchanged by the proposal, as such the proposal is considered to be acceptable in this respect.

5. Other matters

The agent was sent an electronic copy of all representations and responded addressing the following matters:

Access:

Access to the site for any works will not be via the right of way to the east of the site.

Leylandii Trees:

It is proposed to reduce the height of these trees in the near future to improve views for all concerned.

Conclusion

In conclusion, providing materials are as specified in this report, 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: