

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 12/03/2019</b>	<b>Item No: 5.6</b>
<b>Report Originator</b>	<b>Louisa Johnson Development Officer</b>	<b>Application No: KET/2019/0004</b>
<b>Wards Affected</b>	<b>Queen Eleanor and Buccleuch</b>	
<b>Location</b>	<b>27 Cranford Road, Grafton Underwood</b>	
<b>Proposal</b>	<b>Full Application: Two storey side extension</b>	
<b>Applicant</b>	<b>Mr M Hillery</b>	

### 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 approved plans and details listed below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. No development above building slab level shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: Details of materials are necessary in the interests of the visual amenities of the area in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

4. The window in the north roof slope (facing The Laurels) shall be glazed with obscured glass and any portion of the window that is within 1.7m of the floor of the

room where the window is installed shall be non openable. The window shall thereafter be maintained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. 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 C shall be made in the north elevation or roof plane of the building.

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.

6. 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 C shall be made in the first floor east elevation or roof plane of the building.

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/2019/0004**

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 inspection was carried out on 18<sup>th</sup> January 2019.

#### **Site Description**

The application site is a semi-detached property stone cottage located within the Grafton Underwood Conservation Area. The property is set well back and perpendicular to the road.

#### **Proposed Development**

The application is for a two storey side extension.

#### **Any Constraints Affecting the Site**

Grafton Underwood Conservation Area.

### **4.0 Consultation and Customer Impact**

#### **Neighbours**

One letter of objection have been received, the following points were raised:

- The proposal is a large, oppressive overdevelopment of a small cottage in the conservation area.
- The proposal would be contrary to sections 7.4, 14.4, 14.5 and 11.7.1 of the Grafton Underwood Conservation Appraisal.
- The proposed extension would sit on the boundary with The Laurels and would cast shade onto the garden of this property. The proposal would also result in a loss of direct sunlight to both the house and garden.
- The footings may interfere with the boundary wall and a tree in the garden of The Laurels.
- Part of the extension is to be constructed of red brick which is not in keeping with other residential buildings and so stone would be more consistent and appropriate.

- There is an overlooking window at ground floor which looks directly onto the garden of The Laurels.
- There are no indications of where pipework would run and if this is on the north elevation it would mar the appearance of this wall.

### **Grafton Underwood Parish Council**

The Parish Council objects on the following grounds:

- The extension is too large and obtrusive and would increase the floorspace by 40%.
- It will block natural light and sunlight to both the property and garden of the neighbouring house.
- There is a window overlooking the neighbouring property.
- The red brick proposed contravenes the Conservation Area Appraisal.
- There is no drainage system shown.
- There is no scheme of works or hours of operation.
- The parking spaces contravenes 14.10 and 14.12 of the Conservation Appraisal.

The parking spaces do not form part of the application, these spaces are existing and there has been a parking area in this location for in excess of 4 years. There is no reason to believe that the proposal would increase parking requirements.

## **5.0 Planning Policy**

### **National Planning Policy Framework (NPPF) 2018:**

Policy 2: Achieving a sustainable development

Policy 12: Achieving well-designed places

Policy 16: Conserving and enhancing the historic environment

### **Development Plan Policies**

#### **North Northamptonshire Joint Core Strategy**

Policy 1: Presumption in favour of Sustainable Development

Policy 2: Historic Environment

Policy 8: North Northamptonshire Place Shaping Principles

Grafton Underwood Conservation Area Appraisal March 2007

## **6.0 Financial/Resource Implications**

None

## **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle of Development
2. Impact on the character and appearance of the area
3. Residential amenity

### **1. Principle of Development**

The application seeks the erection of two storey side extension.

Policy 8 of the adopted NNJCS (July 2016) seeks a high standard of design which respects and enhances the character and visual amenity of the surrounding area. Paragraphs 56, 58 and 64 of the National Planning Policy Framework also recognise 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.

Subject to detailed consideration of the impact of the extension, having an acceptable impact on the character and appearance of the area and residential amenity the development is considered acceptable in principle.

### **2. Impact on the character and appearance of the area**

The site is located on Cranford Road Grafton Underwood, in a predominately residential area.

The proposal involves the demolition of an existing single storey side extension and the erection of a two storey side extension. The proposed extension would be an 'L' shape and would measure approximately 5m wide at the widest point, 4.9m deep and 6.8m in height to the highest point. The existing property (excluding the side extension to be demolished) is approximately 6.8m wide, therefore the proposed extension is approximately two thirds the width of the existing house. The proposed extension would be constructed of part stone and part red brick.

Objections have been received on the grounds that the proposed extension would be too large and would be an oppressive overdevelopment; and that the proposed red brick would be out of keeping with the character of the area.

Whilst the proposed extension is substantial, it is considered that it would not be unduly oppressive and would not form an overdevelopment of the site. The proposal includes red brick to part of the rear elevation and the side elevation. The front elevation and remainder of the rear elevation would be constructed in stone. It is acknowledged that the vast majority of buildings within the village are constructed in stone (at least those parts visible from the public realm).

However, the adjacent outbuilding belonging to 28 Cranford Road is partially constructed from brick. In addition, it is considered that it is not unusual to have a mix of stone and brick in historic buildings. The proposed brick would be located on part of the rear elevation and the side elevation, neither of which would be visible from the public realm. As such it is considered that the proposed red brick would not be unduly harmful subject to details and samples of materials being provided, to be secured by condition.

Objections have also been received on the ground that the proposals would be contrary to sections 7.4, 14.4, 14.5 and 11.7.1 of the Grafton Underwood Conservation Appraisal. Section 7.4 describes how dwellings are grouped within the village; section 11.7.1 discusses how alterations to historic buildings can significantly affect the presentation of a conservation area. Section 14.4 sets out the value of historic buildings in the village and states that proposals for alterations to buildings which adversely affect their character and appearance of the conservation area will be resisted. Section 14.5 states that the Council will require historical documentary research to be carried out in support of proposals for significant alteration or demolition within the conservation area.

The host dwelling is perpendicular to and set back from the street by approximately 11.6m at the closest point and the property is not particularly visible from the public realm. The proposed extension would be approximately 18.8m from the street and as it does not extend beyond the existing front or rear elevations it would be screened by the existing house.

Whilst it is acknowledged that the proposed extension would form a substantial alteration to this historic building, it is considered that the extension would be in keeping with the character of the host building and due to the significant set back from the street would not be visible from the street. Therefore it is considered that the proposed extension would not be detrimental to the character of the host building or the conservation area.

Overall the proposal will have an acceptable impact on the character and appearance of the conservation area and accords with the relevant parts of Policies 12 and 16 (NPPF) and Policies 2 and 8 (NNJCS).

### 3. Residential Amenity

Policy 8 of the NNJCS requires that development does not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking.

The site shares a boundary with The Laurels Cranford Road; the proposed extension would be located on the boundary with this property. The scheme originally included a ground floor window in the rear elevation looking directly onto the garden of The Laurels; however this window has now been removed.

A number of concerns were raised regarding the impact of the proposal on The Laurels as follows – the proposal would be oppressive and would result in a loss of light / shadowing to the property and garden at The Laurels. The proposed roof light in the elevation facing The Laurels would result in a loss of privacy. The footings may interfere with the boundary wall and a tree in the garden of The Laurels and there are no indications of where pipework would run and if this is on the north elevation it would mar the appearance of this wall.

The proposed extension would be located on the boundary with The Laurels, due to the 'L' shape of the extension the element on the boundary would be approximately 3m wide, the other element which would be 2m wide would be set off the boundary by 1.6m. Given the shape of the proposed extension, the set back of part of the extension and the distance between the proposal and the house at The Laurels, it is considered that the proposed extension would not be unduly overbearing to The Laurels.

The proposed extension would be south of The Laurels. Therefore it is considered that the proposed extension would cast some shadow over the side garden of The Laurels during the middle of the day, however the property also has a rear garden which is unlikely to be affected by the proposals. The house at the Laurels is approximately 6.4m from the boundary and it is considered that this separation distance is sufficient to ensure that the proposed extension would not result in significant shadowing or loss of light to the side elevation of The Laurels.

The proposed roof light in the roof slope facing The Laurels would serve a bathroom and therefore could be obscure glazed and fixed shut below 1.7m above floor level; therefore subject to an appropriate condition it is considered that the proposed roof light would not have a detrimental impact on The Laurels. In addition it is considered that it would be appropriate to attach a condition preventing the insertion of any further windows or roof lights in the rear elevation of the proposed extension due to its location on / adjacent to the boundary, to ensure that the privacy of occupants of The Laurels is not adversely affected.

Concerns were raised regarding the footings affecting the boundary wall and a tree in the garden of The Laurels, however this is considered to be a civil matter between the owners of the two properties.

Whilst concerns were raised regarding the lack of pipework, this is not required as part of the application and it is considered that there is ample space to allow guttering / drainage pipes from the bathroom to be accommodated on land belonging to the site. It is not considered that these types of pipework would be unduly harmful to the character of the conservation area or the host building.

Therefore it is considered that subject to conditions regarding obscure glazing the roof light and preventing the insertion of any further windows or openings in the north elevation, the proposal would not have a detrimental impact on The Laurels.

The site shares a boundary with 26 Cranford Road, which is attached to no. 27 (the host property). The proposed extension would be on the other side of the property screened by the existing house at no. 27 and so would not be visible from no. 26. Therefore it is considered that the proposal would not be detrimental to the amenity of 26 Cranford Road.

The site shares a boundary with 28 Cranford Road and Measures Lodge; the proposed extension would be approximately 2.4m from the boundary with no. 28 and 9m from the house at no. 28. The proposed extension would be approximately 4.4m from the boundary with Measures Lodge and 8.8m from the buildings at Measures Lodge. The east side elevation facing these properties would contain a patio door at ground floor level and the first floor would be blank. Due to the proximity of the proposal to the boundary with the garden of 28 Cranford Road it is considered that a condition preventing the insertion of any windows at first floor level in the east elevation would be appropriate to protect the privacy of no. 28. Subject to the above condition and given these separation distance it is considered that the proposal would not have a detrimental impact on 28 Cranford Road and Measures Lodge.



Therefore it is considered that there will be no unacceptable impact on the amenity of neighbouring residents, subject to appropriate conditions, through this proposal in accordance with policy 8 of the NNJCS.

### **Conclusion**

The proposal is acceptable in principle and in terms of its impact on the character and appearance of the area and residential amenity. Subject to conditions the proposed development is acceptable and recommended for approval.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

Louisa Johnson, Development Officer on 01536 534316

#### **Previous Reports/Minutes**

Ref:

Date: