

BOROUGH OF KETTERING

Committee	Full Planning Committee - 12/03/2019	Item No: 5.8
Report Originator	Alison Riches Development Officer	Application No: KET/2019/0081
Wards Affected	Barton	
Location	116 Gotch Road, Barton Seagrave	
Proposal	Full Application: Two-storey side extension	
Applicant	Mr K Osborne	

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 approved plan number 201901/01b, received by the Local Planning Authority on 19th February 2019.

REASON: In the interest of securing an appropriate form of development in the interests of the character and appearance of the area and the amenities of adjacent neighbours 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.

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 Class A shall be made in the west elevation of the building.

REASON: To protect the amenity and privacy of the occupiers of the adjacent property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. The window at first floor level on the rear (north) elevation serving an en-suite shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

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

Officers Report for KET/2019/0081

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

3.0 Information

Relevant Planning History

KE/01/0570. Side and rear ground floor extension. Approved 06/09/2001.

Site Visit

Officer's site inspection was carried out on 15/02/2019.

Site Description

The application site is located on the north side of Gotch Road in the Parish of Barton Seagrave to the southeast of Kettering as part of an established housing estate built in the late 1960s and early 1970s. Gotch Road in this area slopes downwards in an east to west direction such that the ground level of the application site is, according to details provided by the adjacent neighbour to the west at No.118 Gotch Road, approximately 1.46 metres higher than this neighbours site.

The property is reflective of the general style of the time and is a two-storey semi-detached red brick dwellinghouse with a brown concrete tile gable roof. There is a pebbledash rendered panel on the front elevation at first floor level and vertical dark brown stained shiplap panelling at ground floor level. All windows and doors have been replaced with white PVCu and the windows are all large with a horizontal emphasis. There is a single storey mono-pitch roofed brick extension across the rear elevation of the property which has been built out following planning permission granted in 2001 by KE/01/0570, and there is a single detached flat roofed garage to the side (west) of the property built out at the same time as the dwellinghouse.

KE/01/0570 also granted permission for the replacement of the existing garage on site with a larger flat roofed garage attached to the dwellinghouse, and this can still be built out under KE/01/0570 as the single storey rear extension implemented the permission.

At the front of the property is a block paved front garden and short driveway leading to the garage with a low front boundary wall. The side boundaries comprise post and chain fencing beneath which is a brick retaining wall with the neighbours to the west at No.118 Gotch Road.

To the rear is a reasonable sized rear plot with a brick boundary wall with trellising above along the boundary with No.118 to the west and 1.8 metre high wooden panel fencing elsewhere. There is a raised wooden deck behind the rear extension and a wooden shed behind the garage.

The estate is generally characterised by the properties being set back in their plots with open plan front gardens and low level or no boundary treatment, presenting a strong sense of uniformity and rhythm in their spacing. This is with the exception of the corner plots which have additional land to the side, presenting a more open and spacious character offering relief from the surrounding built form of the area. The corner plots maintain the regular spacing between the dwellings addressing the corners surrounding side roads and turning heads.

Surrounding properties form part of the same development and are a variety of two-storey semi-detached properties of the same materials palette as the application site with variations in the design.

Proposed Development

The proposal is for a two-storey gable roofed side extension comprising a garage at ground floor level and a bedroom and en-suite above.

Amended plans were received to centre the garage door in the middle of the ground floor front elevation. This amendment was not consulted on.

Any Constraints Affecting the Site

Within the Nene Valley Nature Improvement Area (NIA) Boundary

4.0 Consultation and Customer Impact

Barton Seagrave Parish Council

- No objection.

Neighbours

A letter of **objection** has been received from the occupiers of No.118 Gotch Road, the material planning considerations of which are as follows:

- The proposed extension is to be built up to a 1.46 metre high retaining party wall. A pre-cast garage with no footings is in situ with a two-storey build proposed in its place.
- The property to be extended is on a hill 1.46 metres higher than my own and my garage wall butts up to the retaining wall.
- There is already a sizeable extension at the rear of this property which extends considerably beyond the original build. If permission was granted for this latest extension, then I would estimate that, in all, it would make the property 60% larger than the original building.
- Overshadowing is already a problem due to the elevated position of my neighbour's property. This problem can only be exacerbated by this proposed extension. Windows to the rear will also affect my privacy as all of my garden would be overlooked. I am also concerned that during the proposed work, due to its location my property would be at risk of damage i.e. to the retaining wall, garage wall and roof.

Comments relating to the Party Wall etc. Act 1996, which is a separate piece of legislation, are not material planning considerations and therefore do not fall to be considered as part of this application.

5.0 Planning Policy

National Planning Policy Framework

Policy 5. Delivering a sufficient supply of homes

Policy 9. Promoting sustainable transport

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

Policy 29. Distribution of New Homes

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. Character and Appearance
3. Residential Amenity
4. Parking and Highway Safety
5. Nene Valley Nature Improvement Area (NIA)

1. The Principle of Development

The application site is in an established residential area in the parish of Barton Seagrave to the southeast of Kettering.

Policies 11 and 29 of the North Northamptonshire Joint Core Strategy direct development to existing urban areas and indicate that Kettering is a 'Growth Town' and, therefore, should provide a focal point for development.

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

The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

2. Character and Appearance

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 extension is to the side (west) of the dwellinghouse and will be visible from views in the public realm in Gotch Road. The proposal has been designed to be reflective of the character and appearance of the existing dwellinghouse in terms of its design, scale and proportions.

Provided the materials used match those on the existing dwellinghouse, which can be secured by condition, the proposal is considered to have no adverse impact on the character and appearance of the existing dwellinghouse, surrounding development or the wider street scene which is in compliance with Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy.

3. Residential Amenity

Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy seeks to protect amenity by new development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

The proposal is located to the west of the existing dwellinghouse and comprises a two-storey gable roofed extension with a garage at ground floor level and bedroom and en-suite above.

As the proposal is attached to the (side) west elevation of the dwellinghouse it will not have an adverse impact on the amenities of neighbouring occupiers to the rear (north), side (east) and front (south) by virtue of the relationship with the existing dwellinghouse and the separation distance between the properties.

To the west, the adjacent neighbour at No.118 sits at a lower land level than the application site, and this neighbouring occupier has objected to the proposal in terms of an adverse impact on their amenities, in that they consider the proposal would lead to overshadowing due to the elevated position of the application site and a loss of privacy and overlooking to their rear garden from the windows at the rear.

The relationship of the application site and this adjacent neighbour is an existing one, in that the application site sits at a higher land level than No.118.

Extant planning permission exists by virtue of KE/01/0570, granted in 2001, for a single attached flat roofed garage to be built at the application site, which at 3.5 metres wide is the same width as the proposed extension and has a 2.37m eaves and maximum height. The proposed extension will be inset of the boundary at 3.5 metres wide and have an eaves height and a maximum height no higher than those

on the existing dwellinghouse. This is to ensure there is no overhang of the guttering etc. into No.118.

Although the land levels differ between the two properties, the same relationship between them exists and will be retained. The proposed extension extends between the existing front and rear elevations and will be separated from the side (east) elevation of No.118 by their existing single garage and passageway which abuts the boundary with the application site. As such, it is considered that the bulk and massing of the proposal is no greater than that of the existing dwellinghouse on site and the separation distance is such that there will be no adverse impact on the adjacent neighbours by means of overshadowing.

In terms of a loss of privacy and overlooking, No.118 has a landing and bathroom window at first floor level in the east elevation facing the application site. Due to the difference in land levels, a condition will be added to prevent openings in the west elevation at both ground and first floors. With respect to the proposed window at first floor level in the rear elevation, this will serve an en-suite and will face down the garden. It is considered that, subject to a condition to secure this window to be built out as shown on the submitted plans and for its retention with obscure glazing, the separation distance is sufficient that there will be no adverse impact on the amenities of this neighbouring occupier by virtue of overlooking or a loss of privacy.

With respect to a loss of daylight or sunlight, the proposed extension will extend to the west and sit in line with the existing dwellinghouse. Due to the path of the sun, from east to west via the south and the orientation of the dwellinghouse in relation to the orientation of No.118, it is considered that any loss of daylight or sunlight will be negligible over and above that which is already experienced by the existing arrangement.

Subject to conditions preventing further openings in the side (west) elevation of the proposal, and retention of obscure glazing for the en-suite window, and for the proposal to be built out in accordance with the submitted plans, the proposal complies with Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy.

4. Parking and Highway Safety

Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

The current parking provision at the site is provided by the block paved front garden and the existing single detached garage. This provides up to 3 no. parking spaces clear of the highway. Additional parking is provided by the unrestricted highway in Gotch Road and the surrounding streets.

The proposed extension is located in the same place as the as the existing garage and includes a larger garage. As such, there will be no change in the amount of

parking provided at the site, which is considered to be in accordance with Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy.

5. Nene Valley Nature Improvement Area (NIA)

The application site is within the NIA boundary, however, as the application site is in an established residential area and the proposed extension uses the footprint of the existing garage, it is considered the small scale of the development proposed will not have an adverse impact on existing wildlife or the improvement of the Nene Valley.

Conclusion

Subject to conditions requiring matching materials, the retention of obscure glazing in the proposed en-suite window, no further openings in the side (west) elevation and for the proposal to be built out in accordance with the submitted plans, the proposal complies with policies in the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Alison Riches, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: