

BOROUGH OF KETTERING

Committee	Full Planning Committee - 09/04/2019	Item No: 5.1
Report Originator	Jonathan Pavey-Smith Development Officer	Application No: KET/2019/0064
Wards Affected	Brambleside	
Location	19 Brooksdale Close, Kettering	
Proposal	Full Application: First floor front and side extension	
Applicant	Mr D Foster	

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 at first floor level on the western elevation shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

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

Officers Report for KET/2019/0064

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 07/02/2019.

Site Description

The application site is located at the northeast end of Kettering in an established housing estate known as Brambleside, built in the late 1960s.

The application property is a detached two-storey red brick dwellinghouse with a concrete tile gable roof, with the ridge orientated north to south. The front elevation faces southwest and has a small black and white panel gable feature above one of the first floor windows. There is a square ground floor bay window and an integral single garage. All windows and doors have been replaced with white PVCu and the fenestration at both ground and first floor level has a generally horizontal emphasis.

All front gardens on the northeast of Brooksdale Close are open plan, laid to lawn and with no boundary treatment. The property has a driveway to its north which leads to the garage.

Surrounding properties form part of the same development and are of the same style and design.

Proposed Development

The proposal is for the following first floor extension to the western (side) elevation.

Any Constraints Affecting the Site

None.

4.0 Consultation and Customer Impact

Neighbours

Comments have been received from No19 Brooksdale state that there are concerns regarding the loss of light entering the rear rooms from the proposed extension.

5.0 Planning Policy

National Planning Policy Framework

Policy 4. Promoting sustainable transport

Policy 6. Delivering a wide choice of high quality homes

Policy 7. Requiring good design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1. Strengthening the Network of Settlements

Policy 9. Distribution & Location of Development

Policy 10. Distribution of Housing

Policy 13. General Sustainable Development Principles

Local Plan for Kettering Borough

35. Housing: Within Towns

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

1. The Principle of Development

The application site is in an established residential area to the northeast of Kettering Town Centre. Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and parking and highway safety.

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

2. Character and Appearance

Policy 13(h) of the North Northamptonshire Core Spatial Strategy requires new development to reflect, respect and enhance the character of its surroundings.

The first floor front extension above the existing garage and the garage conversion will be visible in the public highway in Brooksdale Close. The proposals have been designed to reflect the roof pitch, proportions and fenestration of the existing dwellinghouse and provided the materials match those on the existing dwellinghouse, they will reflect the character and

appearance of the existing dwellinghouse and not have an adverse impact on the surrounding development and the wider street scene. The first floor extension will finish in line with the front of the garage which is slightly forward of the existing front elevation; however many of the surrounding properties have elements at first floor level forward of the remainder of the front elevation.

As such, subject to the imposition of a condition requiring matching materials, the proposal complies with policy 13(h) of the North Northamptonshire Core Spatial Strategy which requires new development to reflect the character of its surroundings.

3. Residential Amenity

Policy 13(l) of the North Northamptonshire Core Spatial Strategy requires new development not to result in an unacceptable impact on the amenities of neighbouring properties.

No.17 Brooksdale Close has stated their concerns regarding the loss of light to their dining room window due to the proposed extension. The proposed extension is to the side of the host dwelling above the existing garage. The orientation of the proposed extension is to the north of the rear dining room window of No.17. This northern orientation will limit the loss of direct sunlight into the dining room window of No.17. In terms of the oppressiveness felt from the proposed extension on No.17's dining room and rear garden, the first floor element of the proposal will move closer to the shared boundary; however it is in line with the footprint of the existing dwellinghouse, and therefore the extension itself will be no closer to No.17 than it is presently. There is 2m separating the extension and No.17 Brooksdale Close side elevation and the No.17 Brooksdale will still retain a large rear garden beyond No.17 Brooksdale.

A window is proposed at first floor level in the side elevation which will overlook No.17's garden leading to a loss of amenity. As this room is to be an en-suite, conditions will be imposed retaining it as obscured glazing and to prevent any further openings at first floor level in the northwest elevation to ensure there is no loss of privacy or overlooking.

As such, it is considered that there are no significant adverse impacts on the amenities of neighbours either side of the proposal and, subject to the addition of conditions retaining the window in the northwest elevation as obscure glazed and preventing further openings at first floor level western elevation, the submitted scheme complies with policy 13(l) of the North Northamptonshire Core Spatial Strategy which requires new development not to result in an unacceptable impact on the amenities of neighbouring properties.

Conclusion

Subject to the imposition of conditions relating to materials, the retention of obscure glazing at first floor level in the northwest elevation and no further

openings at first floor level in the northwest elevation, the proposals comply with policies in the Development Plan and are recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Jonathan Pavey-Smith, Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date: