

BOROUGH OF KETTERING

Committee	Full Planning Committee - 09/04/2019	Item No: 5.2
Report Originator	Natalie Westgate Senior Development Officer	Application No: KET/2019/0084
Wards Affected	Rothwell	
Location	Kyngswoode, Rushton Road, Rothwell	
Proposal	Full Application: First floor extension over part of existing ground floor to property	
Applicant	Mr & Mrs Williams	

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. 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 Classes A or C shall be made in the eastern and southern elevations or roof planes of the building.
REASON: To protect the amenity and privacy of the occupiers of adjoining properties in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2019/0084

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

Information

Relevant Planning History

KET/2017/0997: Single storey side and rear extensions – Approved

KET/2017/0669: Two storey rear and side and single storey side extensions - Approved

KET/2004/0227: Certificate of Lawfulness of a proposed use or operation:

Installation of 7 no. velux roof windows – Approved

Site Visit

Officer's site inspection was carried out on 27/02/2019.

Site Description

The application site is located to the north western side of Rothwell within the designated town boundary and within an established residential area.

The application site consists of Kyngswoode, Rushton Road which occupies the corner plot on the northern eastern side of Rushton Road. The surrounding properties within the streets are predominantly two storey detached dwellings situated within large plots.

Kyngswoode is a two storey detached dwelling constructed from red brick and cream render with black lines and gable roofs finished with brown tiles. The windows and doors are white uPVC. There is a linked single storey double garage located to the south of the site.

The site enjoys an elevated higher position within the street to the dwellings sited towards the south of the site. The front of the site surrounding the streetscene benefits from pedestrian access into the site and is surrounded by dense tall trees, whilst the western side of the site is the vehicular access and consists of a low wall and shrubs acting as the boundary treatment. The eastern boundary consists of a close boarded fence and the southern boundary adjacent to a private driveway consists of dense tall trees.

There is off road parking for up to two vehicles in the double garage and up to two vehicles on the driveway.

The surrounding properties within the streetscenes are predominantly two storey detached dwellings of various house designs situated within large plots.

Proposed Development

The application seeks planning permission for first floor side extensions. The extensions would sit above a recent side extension to the property.

The loft conversion and additional rooflights within the south and north elevations have been removed from the plans (received 01/04/2019). Any such proposal will either be part of a separate application or judged in relation to whether permitted development rights would allow that work.

The proposed development would result in the increase from a 4 bed dwelling to a 7 bed dwelling.

Any Constraints Affecting the Site

None

Consultation and Customer Impact

Town Council

Rothwell Town Council has no objections provided that the amenities enjoyed by neighbouring properties are not adversely affected.

Neighbours

There was a letter of objection from No.99 Rushton Road. The concerns are: The height of the first floor extension is almost as high as the main roof and therefore would be overbearing to the property and would appear out of character to the dwelling

The dormer windows would be very large, protruding and out of character to the dwelling

There is concern that there will be hotel/commercial premises.

Planning Policy

National Planning Policy Framework

Policy 5: Delivering a Sufficient Supply of Homes

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

Financial/Resource Implications

None

Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development
2. Character and Design
3. Residential Amenity
4. Parking and Highway Access
5. Comments on other points raised by proposal

1. Principle of Development

The application seeks the erection of a first floor side extension and loft conversion. The extensions would sit above a recent side extension to the property. The proposed development would result in the increase from a 4 bed dwelling to a 7 bed dwelling.

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

The site is located within the designated town boundary; the scheme would therefore strengthen the network of settlements within the borough in compliance with Policy 11 of the North Northamptonshire Joint Core Strategy

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

2. Character and Design

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.

Kyngswoode is a two storey detached dwelling occupying a corner plot in the northern eastern end of Rushton Road. The site enjoys an elevated higher position within the street to the dwellings sited towards the south of the site. The property benefits from recent rear and side extensions. The proposed design is similar in scale and height as well as similar with the introduction of roof dormers to the previous approved application KET/2017/0669.

The proposed first floor side extension and loft conversions would be visible from the streetscene to the south west of the site. The proposed first floor extension would be set down in height from the main dwelling so therefore the extensions would appear subservient from the main dwellinghouse.

The proposed two dormer windows would be proportionate to the scale of the existing dwelling.

The additional rooflights within the south and north elevations have been removed from the plans for the purposes of this application.

Materials used in the construction would match with the existing dwelling and can be secured by condition.

The additional amount of building will result in greater bulk and this is an issue for character. However, the property is in a large plot. Subject to considering the issue below and there being no overriding planning concern, the proposal is judged to be compliant with Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy.

3. Residential Amenity

Along with seeking development to respect the character of an area, Policy 8 of the JCS seeks development to prevent harm to residential amenities of neighbouring properties, by reason of overbearing, loss of light or overlooking.

The eastern elevation of the proposed extension would be sited approximately 15m from the neighbouring property, Treesway. Treesway is set significantly forward to Kyngswoode and benefits from a wide rear garden. The proposed east facing windows towards this property would be obscure glazed and high level set 1.6m from the ground level of first floor, so there would be no undue direct overlooking or loss of privacy. Given the separation distance between the dwellings, siting and existing high fencing acting as adequate boundary treatment then there would be no loss of light, overlooking or overbearing harmful adverse impact to the amenity of the neighbouring occupiers at Treesway.

The proposed extensions would be sited approximately 13.5m from the neighbouring dwelling to the south, No.82 Rushton Road. Given the siting, separation distance between the dwellings and existing dense high trees/fence acting as adequate boundary treatment then there would be no loss of light, overlooking or overbearing adversely harmful impact upon the amenity of the neighbouring occupiers at No.82 Rushton Road.

No's.97a and 99 Rushton Road are sited on the opposite side of the road and would be approximately 30-36m from the proposed extension. Given the siting and separation distance between the dwellings with the neighbour's property on the opposite side of the intervening highway, it is considered that there would be no unacceptable impact on privacy, nor overlooking or overbearing harmful to the amenity of the neighbouring occupiers at No's.97a and 99 Rushton Road.

However, permitted development rights with respect to any further proposed window openings would be removed.

It is therefore considered that the proposed development is in accordance 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 the amenities of neighbouring properties.

4. Parking and Highway Access

The proposed development would result in the increase from a 4 bed dwelling to a 7 bed dwelling. The County Highway Parking Standard for such property is 3 spaces. The two garages to the side of the property would remain and there is adequate space for off road parking for up to three vehicles on the driveway to the south of the site. Therefore adequate parking would remain for off-street parking within the site for the seven bed property.

5. Comments on other points raised by proposal

There is concern by occupiers of a neighbouring property that the proposed development will become a hotel/commercial premises. There is no indication from the proposed floor plans that it will be a separate planning unit as this is an application for an extension

Conclusion

Subject to conditions set out above, the proposal complies with the Policies within the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Natalie Westgate, Senior Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date: