

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 09/04/2019</b>	<b>Item No: 5.3</b>
<b>Report Originator</b>	<b>Ruth James Assistant Development Officer</b>	<b>Application No: KET/2019/0103</b>
<b>Wards Affected</b>	<b>Brambleside</b>	
<b>Location</b>	<b>8 Court Drive, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Single storey rear extension</b>	
<b>Applicant</b>	<b>Mr J Dohnalek</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 materials to be used in the construction of the external surfaces of the extension 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.

## **Officers Report for KET/2019/0103**

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

### **3.0 Information**

#### **Relevant Planning History**

KE/1997/0192 - Extension over existing garage to provide fourth bedroom with en suite. Approved 15/05/1997

KET/2002/0668 - Change of use of landscape area for erection of garage and alterations to house. Approved 28/10/2002

KET/2018/0196 - Single storey rear extension. Approved 15/05/2018

#### **Site Visit**

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

#### **Site Description**

The application site is located to the north of Kettering within the settlement boundary and an established residential area.

No. 8 Court Drive is a detached two-storey dwelling finished in a 'mock tudor' style, the gable roof having two feature gables above the first floor windows at the front. A canopy runs across the front above the ground floor windows forming a porch over the main entrance. The walls are constructed from red brick and the windows and doors are white uPVC. There is open access to the front driveway which is of sufficient size to incorporate up to 2 no. parked vehicles.

To the rear there is a good sized garden, The site is level and boundary treatments are comprised of 1.8 metre high close board fencing. There is a conservatory with a monopitched roof and a patio area with lawn.

Surrounding properties form part of the same development and are built from the same pallet of materials, but vary in size and layout.

#### **Proposed Development**

The application seeks consent for a single storey rear extension to provide additional family living space to the ground floor.

An approval was given under KET/2018/0196 for a single storey extension which has not been commenced due to a problem with a main drain access which cannot be built over. Therefore this scheme is a revision to mitigate the drainage concern of the previous approval.

On the originally submitted existing and proposed site plans, the length of the rear garden was found to be inaccurate and shown as over a metre longer than its actual length, when checked during the officer's site visit. Amended plans were requested and submitted. A further consultation was not considered necessary as the revised site plans did not cause any increase to amenity impacts.

## **Any Constraints Affecting the Site**

None

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

**Neighbours.** Notifications were sent out to neighbouring occupiers and a site notice was erected. A response from one address was received.

Objection received from the occupants of no. 9 Court Drive:  
loss of natural heat and sunlight to rear garden, kitchen and dining room

### **5.0 Planning Policy**

#### **National Planning Policy Framework**

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

### **6.0 Financial/Resource Implications**

None

### **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle of Development
2. Character and Design
3. Residential Amenity

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

The application seeks the erection of a ground floor rear extension.

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.

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

Other planning permissions are also a material consideration and approval was given in 2018 for a ground floor rear extension. This is a revised scheme to KET/2018/0196.

Subject to detailed consideration being given to the impact of the extension, having an acceptable impact on the character and appearance of the area and

residential amenity, and ensuring it complies with national and local policies detailed above, the principle of development is considered acceptable.

## 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.

The extension would not be visible from the front and so there is no impact to the existing street scene.

To the rear the existing conservatory would be removed to make way for the proposed extension. The revised scheme would provide an 'L' shaped single storey extension that would extend across the rear elevation for a distance of 6.9 metres. At the eastern end the extension would project out having a depth of 7.48 metres reducing to a width of 3.83 metres at its southern end, whilst the western end would have a depth of 2.75 metres and for a distance of 3.04 metres. The overall height would be 3.5 metres, with a monopitched roof incorporating 2 no. roof lights above the western end. To the eastern end projection the roof would be a shallow dual pitched roof with 3 no. roof lights. Materials would match the existing dwelling and can be secured by condition.

In the previously approved scheme the proposed extension would have provided an additional 27.48m<sup>2</sup> of floor space. The revised design would provide a further 9m<sup>2</sup> of floor space totalling 36.62m<sup>2</sup> and is therefore substantially larger. This would result in a greater loss to the outside amenity space for what is already a large family home. Notwithstanding this the design is single storey and the retained rear garden area would be 113.87m<sup>2</sup>. Although higher than the previous scheme, the pitch of the roof would be shallow and the extension would not be built right up to the boundary. It is therefore considered that the scheme would suitably reflect the host property and its form would not be unduly large or bulky in visual terms. Due to the generous sized garden it is considered that there would remain an adequate sized amenity space, despite the increase to the floor area proposed.

Therefore the proposal is not considered to impact adversely upon the character of the local area to any significant extent and is in accordance with Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy.

## 3. Residential Amenity

In addition to seeking development to respect the character of an area, Policy 8(e) (i) of the North Northamptonshire Joint Core Strategy seeks to ensure that development prevents harm to the residential amenities of neighbouring properties, such as by reason of overbearing, loss of light or overlooking.

The proposed extension would be to the rear of the property and therefore would not impact neighbouring properties to front of the application site.

The closest neighbour is no. 9 Court Drive to the west. Comments have been received from the occupants of no.9 raising concerns to a loss of heat and sunlight

to the garden, kitchen and dining room during the early morning hours. Whilst the loss of heat is not a material planning consideration, the reduction to natural light is and has therefore been considered.

The build line of no. 8 is set slightly forward from this neighbour so the existing rear elevation line is set back from no. 9. The new extension would be single storey with the closet part to no. 9 having a depth of 2.75 metres running across the rear elevation for a distance of 3.04 metres. The height would be 2.9 metres at the eaves rising to 3.5 metres where the monopitched roof would join with the house at this eastern end of the rear elevation. The remainder of new extension would extend out from the eastern side of the rear of the house for a distance of 7.48 metres and this element would join with the shallower section at the 3.04 metre point and continue across the rear elevation for a further 3.83 metres. The eaves height and the overall height would be as previously stated, while the roof over this section would be a dual-pitched roof sloping away from the neighbour at no.9 on its west side.

A separation distance from the west boundary with no.9 and the east side elevation of the shallow end of the extension would be 3 metres, whilst the distance from this boundary to the longer projecting element of the extension would be 5.8 metres. Whilst it is accepted that there would be an increase to overshadowing upon no.9, this would be from the shallow end of the new extension and owing to the orientation of the site, this would only be for a short time in the early part of the day. Furthermore, the height of the new extension although slightly higher than the existing conservatory, remains single storey. Given that the application property does sit slightly forward of this neighbour, and there are no windows in the side elevation of no.9, along with the separation distance of 3 metres, it is considered that any loss of sunlight would be kept to an acceptable level. The roof of the proposed extension has been thoughtfully designed to be as shallow as possible in order to minimise residential amenity impacts.

The 'L' shaped design of the new extension would incorporate a set of bi-fold doors facing west towards the boundary with no.9 however, the separation distance from these doors to the boundary with no.9 would be approximately 5.8 metres and this along with the boundary treatments, would guard against any potential overlooking impacts upon this neighbour. A second window in the south facing elevation would overlook the host dwellings rear garden.

The single storey design of the extension does not give rise to concerns in regard to overbearing. The boundary treatments to the rear garden consist of 1.8 metre high close boarded fencing and planting which help guard against this.

To the south, the application site shares its boundary with the rear gardens of no's 49 and 50 Dickens Drive providing good separation ensuring that the residential amenities of the southern neighbours are unaffected. Similarly the application sites rear eastern boundary is shared with no's 7, 9 and 11 Carriage Drive and good separation is provided by the rear gardens of these properties.

The proposed development is therefore considered to be 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.

**Conclusion**

Subject to conditions requiring materials to match, the proposal complies with policies in the Development Plan and is recommended for approval.

**Background Papers**

Title of Document:

Date: 21/03/19

Contact Officer:

Ruth James, Assistant Development Officer on 01536 534316

**Previous Reports/Minutes**

Ref:

Date:

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