

BOROUGH OF KETTERING

Committee	Full Planning Committee - 07/05/2019	Item No: 5.3
Report Originator	Amy Shepherdson Development Officer	Application No: KET/2019/0112
Wards Affected	Welland	
Location	2 Manor Gardens, Main Street, Wilbarston	
Proposal	Full Application: Two storey side extension and raise existing roof	
Applicant	Mr & Mrs J Lamswood	

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 Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.
4. All external walls shall be constructed in reclaimed red brick with a lime based mortar and shall not be laid, coursed or pointed other than in accordance with a sample panel which shall have been constructed on site and approved in writing by the Local Planning Authority prior to the commencement of construction of any such external walls. As approved, the sample panel shall be retained on site and kept available for re-inspection throughout the construction period.

REASON: In the interests of the character and appearance of the Conservation Area in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2019/0112

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

3.0 Information

Relevant Planning History

Application Site

KET/1976/1159	REFUSED	26-10-76	Erection of 4no. dwellings
KET/1977/0068	APPROVED	04-03-77	Erection of two dwellings
KET/1977/0751	REFUSED	07-10-77	Erection of one dwelling
KET/1977/1083	APPROVED	24-11-77	Erection of one dwelling
KET/2003/0216	APPROVED	16-09-03	Construction of two new dwellings and three garages (Amended Scheme)
KET/2018/0003	NOOBJECTION	30-01-18	T1 Sorbus - crown reduction to a height of 6m and radius of 2.5m ; T2 Ash - crown reduction to a height of 8m and radius of 4m

Other

1 School Lane, Wilbarston, LE16 8QN

KET/2018/0029	APPROVED	13-03-18	Barn conversion to create 1 no. dwelling with two storey side and rear extension and detached garage
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Site Visit

Officer's site inspection was carried out on 26/02/2019 and 18/04/2019.

Site Description

The application site is formed of a detached residential dwelling, separate garage and residential garden. The house is one of two built in approximately 2005 on land to south west of The Old Manor which is a Grade II listed heritage asset. The application site is also within Wilbaston Conservation Area.

The dwelling is a two storey detached double fronted ironstone building with a parapet gable ended slate roof. There is a small centrally located gable fronted porch on the front elevation and 1½ storey side element to the side of the main dwelling which is set back from the front elevation. There is a detached double garage with is built of reclaimed red brick and sits to the south of the dwelling in front of the house alongside the 1½ storey side element.

The site is accessed via a shared private driveway which runs along the southern side of The Old Manor off Main Street. The dwelling is not clearly visible from the public realm with limited views down the private drive.

The residential garden sits to the south-west of the dwellinghouse, the northern and southern boundaries are close boarded fences and the western boundary is a dense hedge with an approximate height of 2-2.5m, an ash tree is also located approximately halfway along the hedge.

The land slopes away to the west past the hedge boundary and directly west of this boundary is the barn at 1A school lane which has an outstanding permission for conversion to a residential dwelling and a two storey extension (creating an L shaped building) which will terminate approximately 1.6m from the shared boundary with the application site. This extension has not been built at present.

Proposed Development

This application seeks planning permission for a two storey side extension which raises the roof of the existing 1½ storey side element and a flat roof element which links this extension with the existing double garage.

At the time of writing this report we are awaiting revised plans to change the proposed materials to reclaimed bricks rather than a mix of matching ironstone and reclaimed brick on the rear projecting element. This is due to the matching ironstone not being available and is discussed further within the report below. As such the report has been written as if the revised plans have been received with only the annotated materials being changed.

Any Constraints Affecting the Site

Within Wilbaston Conservation Area
Close to Grade II listed The Old Manor

4.0 Consultation and Customer Impact

Wilbaston Parish Council

Supports the application. No further details are given.

Neighbours

Notification letters were sent out to neighbours in close proximity and a site notice was erected at the site. One response was received as summarised below:

- Objection - 1a School Lane, Wilbaston – Object as the extension would look straight out onto the patio and garden of 1a School Lane. Juliette balcony would allow residents to sit and watch from a higher viewpoint.

5.0 Planning Policy

National Planning Policy Framework

Policy 2- Achieving sustainable development

Policy 4- Decision-making

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

Policy 11 Network of Urban and Rural Areas

Saved Policies in the Local Plan for Kettering Borough

RA3. Rural Area: Restricted Infill Villages

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of the development
2. Design and impact on the character of the area
3. Impact on nearby heritage assets
4. Neighbouring amenity
5. Highways and parking

1. Principle of the development

The application site is located within Wilbaston village and within the conservation area.

Wilbaston is defined as a restricted infill village by saved policy RA3 of the Local Plan for Kettering Borough which is supportive of proposals for residential development in principle.

Section 72(1) of the Act requires Local Planning Authorities have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas.

Policies 11 and 29 of the North Northamptonshire Joint Core Strategy direct development to existing urban areas and indicate that Wilbaston as part of Kettering rural is a tertiary focal point for limited development, such as extensions, after the growth town of Kettering and the smaller towns of Burton Latimer, Desborough and Rothwell.

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. Design and impact on the character of the area

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.

Policy 2 of the North Northamptonshire Joint Core Strategy requires new development to complement the surrounding historic environment through form, scale, design and materials.

The application site comprises an attractive double fronted dwelling with a slate roof and detached double garage constructed of reclaimed red brick. The front of the dwelling is accessed via a private drive off Main Street and the proposed side extension will not be clearly visible down this private drive. Some limited views of the rear of the property are available from School Lane over the grassed verge area and the garden of No.1 School Lane however the extension is sited on the opposite side of the building and these are largely diffused by trees within the verge and gardens.

The proposed design shows a two storey linear extension with a subservient ridge line to that of the house, the extension also includes a rear projecting gable with a Juliette balcony to the rear. The proposed extension is to be constructed of reclaimed brick matching that of the existing garage. The proposed windows are also to match that of the existing dwelling with timber casements.

The applicant has submitted revised plans to alter the proposed materials from a mix of matching ironstone (linear element of the extension) and reclaimed brick (rear projecting element) to the entire extension being of matching reclaimed brick (as present on the garage), this is due to the matching ironstone no longer being available. Although traditionally small extensions and outbuilding may have been brick with larger extension in matching stone. This material is not available, as such it is preferable that an existing onsite facing material is used rather than a new mismatching stone which would bring a third facing material onsite. A condition is recommended that a sample panel of the reclaimed brick using a traditional lime mortar is erected onsite prior to construction above slab level to check its suitability.

The proposed extension although sizable will sit comfortably with the existing dwelling as a subservient feature. A condition has been recommended to ensure appropriate external materials are used.

3. Impact on nearby heritage assets

The application site sits in both the Wilbaston Conservation Area and close to Grade II listed The Old Manor. The private access drive to the properties appear to be over the original curtilage of The Old Manor.

Sections 16(2), 66(1) and 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (The Act) require Local Planning Authorities to have special regard to the desirability of preserving the special interest of Listed Buildings, their setting and preserving or enhancing the character and appearance of the Conservation Areas.

The proposed extension is an addition to a modern house within the conservation area. Considering its location is set back from the public realm, its size and the fact that matching material are proposed, it is not considered to have a negative impact on Wilbaston Conservation Area or affect the listed building or its curtilage and as such is considered acceptable in this regard.

4. Neighbouring 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 proposed extension will sit alongside the shared boundary with No. 6 Main Street, There are no windows proposed in either the ground or first floor of the south facing elevation and bearing in mind the large size of the garden for No. 6 and the orientation of the garden to the south of the application site, overshadowing is unlikely to occur.

An objection has been received from No.1a School Lane in regards to the potential overlooking from the proposed Juliette balcony on the 1st floor rear elevation. 1A School Lane has an extant permission (KET/2018/0029) which includes the conversion of the existing barn to a residential dwelling and the addition of a two storey side extension to create an L shaped dwelling. The site is set at a lower land level to the application site of 2 Manor Gardens and the extension given consent at 1A School Lane would sit approximately 1.6m from the shared boundary. There are no windows permitted within the facing elevation and permitted development rights have also been removed.

The proposed rear projecting element of this proposal brings the rear elevation of this part of the building 1.5m closer to the shared boundary with 1A School Lane. It is acknowledged that the proposed Juliette balcony would offer some additional views from the application site over the land to the south-west. However a Juliette balcony does not allow external access or include a platform type area, it is an elongated window with an external railing for safety. When considering the existing first floor windows present on the rear elevation and the separation distance of the Juliette balcony across the application site's rear garden of 10.5m (up to the sites boundary) it is not considered that the additional views would be to a level that would

warrant a refusal of planning permission when considering the existing situation.

Bearing the above in mind the proposal is not considered to have an unacceptable impact on amenity in terms of overbearing impact, overshadowing or loss of privacy to neighbouring properties and is therefore considered to be in accordance with Policy 8(e) of the JCS.

5. Highways and parking

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 existing parking provision for the site is provided by a detached double garage and gravelled area to the front. The proposed extension does not affect this arrangement and as such the proposal complies with Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy.

Conclusion

The proposal is considered to satisfy national and local planning policy. It is appropriately designed and will not impact on the neighbouring properties. As such it is my recommendation that planning permission should be granted subject to the recommended conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Amy Shepherdson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

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