

BOROUGH OF KETTERING

Committee	Full Planning Committee - 07/05/2019	Item No: 5.5
Report Originator	Natalie Westgate Senior Development Officer	Application No: KET/2019/0186
Wards Affected	All Saints	
Location	67 Beatrice Road (land adj), Kettering	
Proposal	Outline Application: 1 no. dwelling with access off Beatrice Road	
Applicant	Mr I Griffith	

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. Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON: In order to secure a satisfactory development.

2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the appearance, layout and scale of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: In order to secure a satisfactory development.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

5. The total number of dwellings within the approved site shall not exceed 1.

REASON: In the interests of the amenities and character of the area and to secure a satisfactory form of development.

6. The dwelling hereby approved shall be no more than two-storey and contain no more than a ground and a first floor with no rooms in the roof. No external balcony shall be erected.

REASON: In the interests of residential amenity and the character of the area and to secure a satisfactory form of development. To comply with Policy 8 of the North Northamptonshire Joint Core Strategy.

7. 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 8 of the North Northamptonshire Joint Core Strategy.

8. Demolition and construction works shall not take place other than between the hours of Monday to Friday 08.00 to 18.00 hrs and at no time whatsoever on Saturdays or Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

9. Prior to first use or occupation of the development hereby permitted, the means of access shall be provided to a minimum width of 3.0m (3.3m where solid boundaries exist and/or it is also the sole means of pedestrian access to the dwelling) and shall be paved with a hard bound surface for the first 5m from the highway boundary and such surfacing shall thereafter be retained. The maximum gradient over the 5m distance shall not exceed 1 in 15.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

10. Prior to first use or occupation of the development hereby permitted, pedestrian visibility splays of at least 2.0m by 2.0m shall be provided on each side of the vehicular access, and these splays shall thereafter be permanently kept free of all obstacles to visibility over 0.6m in height above the access/footway level.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

11. Prior to the commencement of the development hereby permitted, details of a positive means of drainage to ensure that surface water from the vehicular access does not discharge onto the highway and/or Right of Way shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall thereafter be installed and operational prior to first use and thereafter maintained at all times.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

12. No gates, barrier or means of enclosure shall be erected across a vehicular access within 5.5m of the highway boundary. Any such feature erected beyond that distance shall be hung to open inwards away from the highway.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

13. Prior to first use or occupation of the development hereby permitted, installation of an electric charging point shall be provided within the site.

REASON: In the interests of sustainable design in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2019/0186

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

3.0 Information

Relevant Planning History

None relevant

Site Visit

Officer's site inspection was carried out on 27/03/2019.

Site Description

The application site consists of garden land and 2 sheds. The site is adjacent to the dwelling at No.67 Beatrice Road and a garage and greenhouse serving No.46 Kingsley Avenue, Kettering.

The site is open to the street fronting Beatrice Road but consists of boundary fencing on all other sides.

Proposed Development

It is proposed to construct one two-storey dwelling on this site. The application is for outline with access considered in details and all other matters reserved.

Any Constraints Affecting the Site

Nene Valley NIA Boundary

4.0 Consultation and Customer Impact

Environmental Health Officer

No objection subject to condition on reasonable working hours.

Neighbours

- Objection from the occupier at No.46 Kingsley Avenue. The occupier has concerns relating to:
 - Concerns on highway safety
 - Concerns of an increase in parking to the area
 - Loss of privacy with overlooking to the garden at No.46 Kingsley Avenue.
 - There has been structural damage to the garage on the adjacent land due to a tree on the application site.

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 6: Development on Brownfield Land and Land Affected by Contamination

Policy 8: North Northamptonshire Place Shaping Principles

Policy 9: Sustainable Buildings

Policy 11: The Network of Urban and Rural Areas

Policy 28: Housing Requirements

Policy 29: Distribution of new homes

Policy 30: Housing Mix and Tenure

Saved Policies in the Local Plan for Kettering Borough

Policy 35: Housing: Within Towns

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. Impact upon residential amenity
4. Highway and parking
5. Comments on other points raised by proposal

1. Principle of development

The application seeks outline permission to construct one two-storey dwelling on this site and with access to be determined at the outline stage.

The application site lies within the town boundary of Kettering and is situated close to Kettering town centre. 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.

The application site is a large deep plot located in between the dwelling at No.67 Beatrice Road and a garage and greenhouse serving the occupiers

for No.46 Kingsley Avenue, Kettering. Beatrice Road is characterised by a variety of properties, built in different styles, using a variance of materials of varying ages. Building lines also vary along this street.

The proposed plans are indicative. The plans demonstrate that there would be adequate space within the site for a dwelling, albeit a long thin footprint. The plans illustrate an appropriate scale, design and character for a dwelling which could be in keeping with the character of the streetscene. The first floor plan illustrates a balcony to the rear but an associated balcony area would not be encouraged as it would be out of character with the surrounding properties and due to the close proximity to the neighbouring property at No.67 Beatrice Road.

The proposal is therefore considered acceptable on this basis subject to appropriate elevations and materials at the reserved matters/discharge of conditions stage(s).

It is considered that providing the proposed dwelling is two-storey and the elevations and materials are appropriate for the character of the streetscene, then it is unlikely to have a significant impact on the character of the area or the street scene in accordance with Policy 8 of the JCS.

3. Impact upon 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 scale and design of the dwelling would be subject to later detailed approval via reserved matters submissions. Indicative drawings show how a 2 storey dwelling could fit on the site and relate to neighbouring properties.

The indicative site plan and ground floor plan shows that there could be a 1m separation distance between the proposed dwelling and the neighbouring property No.67 Beatrice Road. The plan illustrates that there could be a high level ground floor window in the side elevation facing No.67. There is a velux rooflight on the side elevation of No.67 facing the application site. However, these windows are high level so therefore would not give rise to a loss of privacy. The first floor plan illustrates a balcony to the rear elevation but an associated balcony area would not be encouraged due to the close proximity to the neighbouring property and the potential for increase in noise and loss of privacy to the occupiers at No.67. The site plan and ground floor plan illustrates that although the proposed dwelling is shown to be sited further back than this neighbouring property by approx. 1.8m, it is considered that this distance would not give rise for sense of enclosure to the detriment of the occupiers at No.67.

The indicative site plan and ground floor plan shows that there could be a 0.6m separation distance between the proposed dwelling and the adjacent garage and greenhouse which belong to the occupiers at No.46 Kingsley

Avenue. This indicates that there would be comings and goings to this adjacent plot but a dwelling to the application site would not alter these movements to the occupiers at this adjacent plot.

The indicative site plan and ground floor plan shows that there could be a 6.4m separation distance between the proposed dwelling and the nearby neighbouring property No.73 Beatrice Road. There is a long side dormer roof window and side windows on the ground floor of No.73 facing the application site. The plan illustrates that there could be a high level ground floor window in the side elevation of No.73. Given the separation distance and orientation there would not be an adversely harmful loss of light or privacy to the occupiers of No.73. The proposed dwelling is shown to be sited in line with the rear of this property so it is considered that this would not give rise for sense of enclosure to the detriment of the occupiers at No.73.

The proposed plans demonstrate the proposed development could be approx. 35m away from properties on Kingsley Avenue to the rear of the site so there would be limited impact upon these properties.

Given the above, it is considered that an appropriately designed 2 storey dwelling could be accommodated on the site without significant detriment to neighbour amenity and would therefore comply with Policy 8 of the JCS.

Given the closeness of the development to surrounding residential development then attached is a condition of reasonable working hours for the proposed works.

There is adequate space within the site for the provision of bins. This element would be submitted in full detail at the reserved matters/discharge of conditions stage(s).

With careful siting and design of the dwelling, the proposal is unlikely to have a significant impact on the amenity of neighbours in accordance with Policy 8 of the JCS.

4. Highway and parking

Policy 8 (b) of the JCS, requires that developments have a satisfactory means of access and provide for parking, servicing and manoeuvring in accordance with adopted standards and states that developments must not have an adverse impact on the highway network or prejudice highway safety.

The indicative first floor plan illustrates there could be 2 bedroom property within the site. The indicative site plan and ground floor plan illustrates two adequately sited off-road parking spaces could be located to the front of the site. It is recognised that the site is well served by buses into the town centre.

With regards to highway safety, it is noted that there would be adequate pedestrian visibility splays which could be conditioned as No.67 is within the ownership of the applicant.

Appropriate assurances have been provided that highway safety would not be prejudiced. There would be provision of adequate on-site parking in accordance with Policy 8 of the JCS.

5. Comments on other points raised by proposal

Plan 18-127-01A illustrates the installation of an electric charging point could be provided within the site and as such a condition is attached to ensure for this sustainable design within the proposed development.

There was comment from a neighbouring occupier relating to structural damage to the garage on the adjacent land due to a tree on the application site but this is a civil matter rather than a planning consideration.

Conclusion

Subject to details to be contained within reserved matters application(s)/discharge of condition(s), the proposal is considered acceptable in terms of its impact on the street scene, the surrounding area and residential amenity. The impact of the proposal on neighbouring dwellings is limited. The proposal accords with the Development Plan.

Background Papers

Title of Document:

Date:

Contact Officer:

Natalie Westgate, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: