

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 9th April 2019

Present: Councillor Shirley Stanton (Chair)
Councillors Ash Davies, Paul Marks, Cliff Moreton, Mark Rowley, Greg Titcombe and Lesley Thurland

18.PC.64 **APOLOGIES**

Apologies for absence were received from Councillor David Soans. It was noted that Councillor Paul Marks was acting as a substitute for Councillor Soans.

18.PC.65 **DECLARATIONS OF INTEREST**

None

18.PC.66 **MINUTES**

RESOLVED that the minutes of the meetings of the Planning Committee held on 12th and 19th March 2019 be approved as a correct record

***18.PC.67** **ITEMS OF URGENT BUSINESS**

None

***18.PC.68** **APPLICATIONS FOR PLANNING PERMISSION**

The Committee considered the following applications for planning permission, which were set out in the Head of Development Control's Reports and supplemented verbally and in writing at the meeting. One speaker attended the meeting and spoke on an application in accordance with the Right to Speak Policy.

The reports included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Single storey rear extension at 8 Court Drive, Kettering, for Mr. J Dohnalek.</p> <p>Application No: KET/2019/0103</p> <p><u>Speaker:</u></p> <p>Mr Rogers, a third party objector to the proposed development, attended the meeting and addressed the committee as the owner of a neighbouring property and raised concerns regarding the additional height of the proposed extension in relation to the conservatory it would replace. He also objected to the reduction of light into his dining room and living space, as well as sunlight to his rear garden.</p>	<p>Members received a report which sought consent for a single storey rear extension to provide additional family living space to the ground floor.</p> <p>During debate members questioned the size of the proposed extension in relation to the existing conservatory. Members acknowledged the objector's concerns. However, it was noted there would be no significant reduction in sunlight to the rear of the property by mid-morning.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
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.

(Voting: For 6; Against 1)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 First floor front and side extension at 19 Brooksdale Close, Kettering for Mr D Foster.</p> <p>Application No: KET/2019/0064</p>	<p>Members received a report which sought consent for a first floor extension to the western (side) elevation.</p> <p>During debate, concern was expressed regarding the potential for the development to reduce light to rooms in the neighbouring property.</p> <p>A further condition was proposed at the meeting preventing the applicant from inserting additional window openings in the first floor side elevation facing No. 17 Brooksdale Close.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
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.
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.
4. Notwithstanding the provisions of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), no additional openings shall be inserted in the first floor side elevation of the extension facing southwest other than the ensuite window approved as part of this permission.

(Voting: For 4; Against 1; Not Voting 1)

The application was therefore
APPROVED

**(The Committee exercised its delegated powers to act in the matters marked *)*

(The meeting started at 6.30pm and ended 7:44 pm)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 First floor extension over part of existing ground floor to property at Kyngswoode, Rushton Road, Rothwell for Mr and Mrs Williams.</p> <p>Application No: KET/2019/0084</p>	<p>Members received a report which sought consent for first floor side extensions. The extensions would sit above a recent side extension to the property.</p> <p>Members noted that the proposed development comprised a two-storey extension over a late Victorian/early Edwardian dwelling across an existing double garage. There was considered to be no impact on neighbouring properties due to the large plot size.</p> <p>The report was amended at the meeting and it was noted that the dwelling would become a 5 bedroom dwelling rather than a 7 bedroom dwelling.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
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.
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.

(Voting: Unanimous)

The application was therefore
Approved

*(The Committee exercised its delegated powers to act in the matters marked *)*

(The meeting started at 6.30 pm and ended at 7.08 pm)

Signed:

Chair

AI