

BOROUGH OF KETTERING

Committee	Full Planning Committee - 04/06/2019	Item No: 5.11
Report Originator	Jonathan Pavey-Smith Development Officer	Application No: KET/2019/0231
Wards Affected	All Saints	
Location	30 Reservoir Road, Kettering	
Proposal	Full Application: Single storey rear extension	
Applicant	Mr L Chymcak	

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 materials 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.
2. 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 elevation of the extension.
REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2019/0231

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

3.0 Information

Relevant Planning History

KET/2018/0059 - Single storey rear extension – Householder Permitted Development APPROVED dated 13/03/2019.

Site Visit

Officer's site inspection was carried out on 20/05/2019.

Site Description

The application site consists of No30 Reservoir Close in Kettering, which is a two storey detached dwelling. It is located in an established residential area within the town boundary. The existing windows and doors are white UPVC throughout. There has been a previous application for a single storey extension approved on the 08-02-2019 (KET-2018-0953). The extension has already commenced.

Proposed Development

This application seeks permission for single storey rear extension and alterations to No30 Reservoir Road. The proposed extension will be 4.5 in length and 6.0m in width. The maximum height of the central lantern will be 3.4m in height with an eaves height of 2.7m. The difference between the first proposal and this proposal is the central lantern roof will be approximately 0.9m higher and approximately 0.3m higher on the eastern boundary.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Neighbours - Comments have been received from No32 Reservoir Road stating that there are concerns regarding the loss of light entering their conservatory. In addition, concerns have been raised regarding future windows in the proposed conservatory and the possibility of the roof being used as a terrace.

5.0 Planning Policy

National Planning Policy Framework

Policy 2: Achieving sustainable development

Policy 4: Decision-making

Policy 5: Delivering a sufficient supply of homes

Policy 12: Achieving well-designed places

North Northamptonshire Joint Core Strategy (JCS):

Policy 1: Presumption in Favour of Sustainable Development

Policy 8: North Northamptonshire Place Shaping Principles

Policy 9: Sustainable Buildings

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. Design and Character
3. Residential Amenity
4. Parking and Highway Safety

1. The Principle of Development

The application site is in an established residential area in Kettering. This application seeks the erection of a single storey extension to a residential property which is located in an established residential area to the centre of Kettering.

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.

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, in conjunction with ensuring its compliance with National & Local policies, detailed above, the principle of development is considered to be acceptable.

2. Design and Character

Policy 2 (Paragraph 10) of the NPPF places at the heart of planning a presumption in favour of sustainable development, with good design forming a key element of this. This is further supported by Policy 12 (Paragraph 127) of the NPPF. Policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy (JCS) requires new development to respond to the site's immediate and wider context and local character.

The proposed extension is subservient to the host building in terms of its maximum proposed height and other external dimensions, as well as being proposed to be exteriorly finished in matching materials. Taking into account that the proposal would not be visible from the public highway is opined that it would not harm the character and appearance of the area.

Accordingly, subject to conditions being imposed to control all exterior materials and fenestrations details then the proposal is considered to be in accord with JCS Policy 8.

3. Residential Amenity

Policy 8 of the North Northamptonshire Joint Core Strategy requires new development not to result in an unacceptable impact on the amenities of neighbouring properties.

No32 Reservoir Road has stated their concerns regarding the loss of light to their conservatory as a result of the proposed extension. The orientation of the proposed extension is to the south west of the of No32 Reservoir Road conservatory. However, it must be noted that the extension is single storey in height and at 4.5m in depth it is no longer on the eastern boundary than the previous conservatory. It should also be noted that the dwelling has previously gained permission under prior notification for a single storey extension below 2.5m in height.

In terms of the oppressiveness and loss of light from the proposed extension on No32 Reservoir Road's conservatory it is acknowledged that the height of the extension on the eastern boundary has increased with the extension now being a flat roof compared to the previous conservatory. However, as the length of the proposed extension is only 0.5m over what would be permitted development and due to the width and size of No32 conservatory the loss of light is not deemed significant enough to warrant a reason for refusal. It is considered that the increase in the extension roof height on the eastern boundary will not result in significantly more impact on the residential amenity of No32 Reservoir Road than the previously approved prior notification scheme.

The occupier of No32 Reservoir Road has stated their concerns regarding the impact on future privacy to their conservatory. Therefore a condition will be imposed restricting any further openings on the eastern elevation of the proposed extension to ensure there is no loss of privacy or overlooking.

No32 Reservoir Road also has concerns that the roof would be used as a terrace in the future. Nevertheless, this would require planning permission and therefore a condition restricting this use would not be required and is not considered necessary.

As such, it is considered that there are no significant adverse impacts on the amenities of neighbours either side of the proposal and, subject to the addition of a condition restricting windows in the eastern elevation, the submitted scheme complies with policy 13(l) of the North Northamptonshire Core Spatial Strategy which requires new development not to result in an unacceptable impact on the amenities of neighbouring properties.

As such, it is considered that there are no significant adverse impacts on the amenities of neighbours either side of the proposal. The submitted scheme complies with policy 8 of the North Northamptonshire Joint Core Strategy which requires new development not to result in an unacceptable impact on the amenities of neighbouring properties.

4. Parking and Highway Safety

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 proposed extension is to the rear of the property and will not impact on the existing parking arrangements at the site.

Conclusion

It is considered that the proposal accords with policies set out in the Development Plan and no other material planning considerations outweigh this, therefore the proposed development is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Jonathan Pavey-Smith, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: