

BOROUGH OF KETTERING

Committee	Full Planning Committee - 02/07/2019	Item No: 5.5
Report Originator	Natalie Westgate Senior Development Officer	Application No: KET/2019/0154
Wards Affected	Welland	
Location	31 Main Street, Sutton Bassett	
Proposal	Full Application: Single storey front, two storey side and two storey and single storey rear extensions	
Applicant	Mr & Mrs Ndlovu	

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 amended plan numbers 4210.1C, 4210.5C, 4210.6C and 4210.7B.
REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.
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.
REASON: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.
4. The window at first floor level on the eastern side elevation shall be glazed with obscured glass in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority and any portion of the window that is within 1.7m of the floor of the room where the window is installed shall be non openable. The window shall thereafter be maintained in that form.
REASON: To protect the privacy of the adjoining property and to prevent overlooking and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. 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 both side elevations or roof planes of the building.

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/2019/0154

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 is located to the north of Sutton Bassett within the designated settlement boundary and within an established residential area.

The application site consists of No.31 Main Street sited on the northern end of Main Street. No.31 Main Street is a two storey semi-detached dwelling. The surrounding properties within the street are predominantly two storey semi-detached and detached dwellings which consist of a range of designs.

The front of the site has open access with a gravel driveway that slightly slopes up towards the dwelling. There is off road parking on the driveway in front and to the side of the dwelling.

To the rear there is a good sized garden. Wall and close boarded fencing with dense landscaping surrounds the garden on all sides of the rear boundaries.

Proposed Development

The application seeks planning permission for single storey front, two storey side and two storey and single storey rear extensions.

Any Constraints Affecting the Site

Adjacent to B Road

4.0 Consultation and Customer Impact

Parish Council

No comments received.

Neighbours

There were two objections received from the neighbouring property, No.29 Main Street. The concerns related to:

- Dining wall height against conservatory at No.29 Main Street is reduced and supported
- Care should be taken to not damage the foul drainage or the conservatory at No.29 Main Street
- New boundary wall on rear extension should be separated by 1m from No.29 Main Street to enable maintenance and reduce loss of light to conservatory at No.29 Main Street
- Part of the leylandii hedge may be removed to build the foundations for rear extension
- Concern of rainwater discharging into No.29 Main Street
- Oil tank is fair distance from new boiler in utility room
- Not all the plans show the conservatory at No.29 Main Street
- There was recommendation for wall to be built closer to No.29 Main Street and diversion of rainwater from application dwelling and No.29 Main Street onto extension.

5.0 Planning Policy

National Planning Policy Framework

Policy 12: Achieving well-designed Places

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 1: Presumption in favour of sustainable development

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. Design and impact on the character of the area
3. Impact upon residential amenity
4. Highway safety and parking
5. Comments on other points raised by proposal

1. Principle of development

The application seeks the erection of single storey front, two storey side and single storey rear extensions.

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

The site would be situated within Sutton Bassett; the scheme would therefore not materially harm 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 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.

There are a variety of house types and designs within the locality. The immediate surrounding properties are two storey detached dwellings. The adjoining semi-detached property (No.29 Main Street) benefits from extensions including extensions which are also almost the full width of the plot and a similar front extension to what is being proposed at the application site. Therefore the proposed single storey front extensions would be in keeping with the locality and would not unbalance the symmetry of the semi-detached property.

The proposed two storey side extension would be set down and back from the main dwelling so it would appear subservient from the main dwelling. The proposed eaves would be in line with the eaves on the main dwelling. Therefore there would be limited impact on the character and appearance of the streetscene.

The neighbouring properties No's 29 and 33 Main Street benefit from rear extensions. The proposed single storey rear extension would project out to be in line with the rear of the neighbouring property, No.29 Main Street. The proposed two storey rear extension would not project out further than the rear of the neighbouring property, No.33 Main Street.

The proposed window sizes would be in keeping with other window sizes on the dwelling. The proposed brickwork and roofing materials would match the existing dwelling to ensure it is in keeping with the appearance of the dwelling and streetscene. Materials can be secured by condition. There would be a roof lantern to the rear above the dining area which will not be visible within the streetscene.

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. 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 proposed two storey rear extension and two storey side extension would not be sited adjacent to the neighbouring property, No.29 Main Street. The proposed single storey front extension would be in line with the front extension on the adjoining property, No.29 Main Street. The proposed single storey rear extension would be set off the common boundary to No.29 Main Street and would project out to be in line with the conservatory on the rear of the neighbouring property. There are no proposed windows facing this side on the proposed extensions. The wall, fence and dense landscaping would remain adequate boundary treatment between the properties. Given the rear extension on the neighbouring property, adequate boundary treatment and set off the common boundary then there would be limited overshadowing and overbearing impacts to this neighbouring property.

The neighbouring property No.33 Main Street benefits from a rear extension. There would be a separation gap of approximately 1-1.5m to the neighbouring property, No.33 Main Street and there would be a separation distance between the dwellings of approximately 6-6.5m. Given the separation distances and the modest depths of the proposed single storey front extensions there would be limited impact to the level of amenity enjoyed to the occupiers at No.33 Main Street. Given the separation distances there would be limited overshadowing and overbearing impacts to this neighbouring property.

There would be a small first floor window serving an en-suite on the side elevation facing the neighbouring property, No.33 Main Street which could be conditioned to be obscure glazed. Permitted development is withdrawn for the insertion of windows within the proposed side extension to prevent overlooking to the neighbouring property. The fence and landscaping would remain adequate boundary treatment between the properties.

It is therefore considered that the proposed development is 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.

4. Highway safety and parking

Policy 8 (b) (ii) of the JCS requires development to make safe and pleasant streets by ensuring a satisfactory means of access and provision for parking, serving and manoeuvring.

The proposed development would create an additional bedroom in order to make the dwelling a 4 bedroom property. There is adequate space in front and to the side of the site so therefore there would be provision for adequate parking spaces within the site.

The scheme would not prejudice highway safety and there would be adequate parking within the site so the proposed development would be in accordance with Policy 8 (b) (ii) of the JCS.

5. Comments on other points raised by proposal

There was objection from the neighbouring property, No.29 Main Street. The concerns included drainage of the neighbouring property No.29 Main Street but this is a civil matter. The positioning of the tank would still be near to the boiler and would be consideration of Building Control.

There are no proposed changes to the leylandii hedges or other landscaping.

Not all the plans show the conservatory at No.29 Main Street but this was considered during the site visit by the case officer in considering the potential impact of the proposed development on the amenity of the neighbouring properties.

Conclusion

Subject to conditions requiring materials to match the main dwellinghouse, obscure glazed first floor side window and removal of permitted development rights for the additional openings on the side elevations, the proposal complies with policies in the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Natalie Westgate, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

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