

BOROUGH OF KETTERING

Committee	Full Planning Committee - 02/07/2019	Item No: 5.9
Report Originator	Louisa Johnson Development Officer	Application No: KET/2019/0247
Wards Affected	Burton Latimer	
Location	11 Thames Court, Burton Latimer	
Proposal	Full Application: Replacement detached garage with room over	
Applicant	Mr & Mrs E Hanney	

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 REFUSED for the following reason(s):-

1. The scheme, due to its scale and proximity to the rear boundary of numbers 7 and 8 Severn Court, will result in unacceptable negative impacts on the amenity of these residential properties to the north, through the overbearing nature of development proposed which would negatively impact on outlook and overshadow their private amenity space. The proposal therefore fails to maintain a good standard of amenity for all existing and future occupants of land and buildings and as such is contrary to Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy and policy 12 of the NPPF.
2. The proposal would, by reason of its siting, footprint, design features, height and relationship to its surroundings constitute a form of development unsympathetic to and out of keeping with the surrounding character, which is characterised by two storey semi-detached properties interspersed with detached ancillary single storey outbuildings located towards the rear of individual plots. The scheme fails to demonstrate a high standard of design, respect and enhance the character of its surroundings and promote or reinforce local distinctiveness and therefore conflicts with policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2019/0247

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

3.0 Information

Relevant Planning History

None

Site Visit

Officer's site inspection was carried out on 10 May 2019.

Site Description

The application site is a semi-detached two storey dwelling located to the west of Burton Latimer town centre. The property sits to the northwest corner of Thames Court, a small cul-de-sac accessed to the west of Churchill Way.

The property itself comprises of a triangular plot with a shared access between nos. 10 and 11 Thames Court providing access to the existing single storey garage which sits to the rear of the plot and would be replaced through this proposal.

Proposed Development

The application seeks permission for a replacement detached garage with room over.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Burton Latimer Town Council

Fully support, unanimous vote taken.

Neighbours

One objection from the neighbouring property to the north (no. 7 Severn Court) stating that a loss of privacy will result from the proposal which is really close to the boundary. It will overshadow the property taking away a lot of light and will make it feel claustrophobic.

5.0 Planning Policy

National Planning Policy Framework

Policy 12 Achieving well-designed places.

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 8 Place Shaping Principles

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. Design, Character and Appearance
3. Neighbouring Amenity

1. Principle of Development

The site is located within the town boundary of Burton Latimer, as defined by Policy 35 of the Local Plan, in an established residential area. The proposal is for the erection of a replacement detached garage associated with an existing dwelling. As such, the principle of development in this area is established, subject to the detailed planning considerations set out below.

2. Design, Character and Appearance

The proposal sits to the rear of the plot and due to the proximity of nos. 10 and 11 Thames court, which sit to the corner of the hammer termination of Thames Court, would be partially screened from the public realm. The glimpsed views of the one and a half storey proposal from the public highway would however present a discordant and incongruously large development, uncharacteristic of the area and out of keeping with its surroundings.

The development that would result would fail to respond to the sites immediate and wider context and accordingly would be contrary to the North Northamptonshire Place Shaping Principles as set out in Policy 8(d) of the North Northamptonshire Joint Core Strategy.

3. Neighbouring Amenity

The submitted plans show a one and a half proposal with eaves of 3.7m and a ridge height of 6.15m that would be set 85 cm from the rear boundary with properties on Severn Court. An objection has been received from the neighbour to the north (no. 7 Severn Court) highlighting concerns regarding loss of privacy, overshadowing and loss of light.

The garage would be set within 85cm of the boundary with no's 7 and 8 Severn Court and between 5.8m and 6.6m respectively from the conservatory and single storey extension of these neighbours. Whilst the garage is set at a 45 angle to the boundary fence, it would present a blank gable elevation to these neighbours with a ridge of 6.15m and eaves of

3.7m. It is also set south-southwest of these dwellings and thereby through the passage of the sun will result in detrimental overshadowing and loss of light to private amenity space and their rear elevations and by a function of its proposed height an overbearing design which impacts on outlook and neighbouring amenity.

Two roof lights are proposed in the northeast roof slope of the garage that would be set 1.55m from the floor level within the upper storage room. The northern most of the two roof lights would allow views across towards no. 7 Severn Court at close proximity and would impinge on the privacy of this adjacent neighbour. Whilst conditions could be imposed to ensure these roof lights are obscure glazed and non-opening, the perception of overlooking at close distance would remain for neighbours.

The development would, therefore, cause unacceptable detrimental impacts on the amenity of neighbouring properties by reason of its overbearing and overshadowing nature that would negatively impact on outlook and overshadow private amenity space. The proposal is, therefore, contrary to Policy 8 of the North Northamptonshire Joint Core Strategy and policy 12 of the NPPF

Conclusion

The application is contrary to Policy 8 of the North Northamptonshire Joint Core Strategy. The design, positioning and scale of the proposed one and a half storey garage fails to reflect and enhance the character of its surroundings. The proposal would result in unacceptable negative impacts upon both visual and residential amenity of numbers 7 and 8 Severn Court by virtue of its overbearing and overshadowing impacts which would result in unsatisfactory private amenity. The application is therefore recommended for refusal.

Background Papers

Title of Document:

Date:

Contact Officer:

Louisa Johnson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: