

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 02/07/2019</b>	<b>Item No: 5.10</b>
<b>Report Originator</b>	<b>Mark Coleman Development Officer</b>	<b>Application No: KET/2019/0257</b>
<b>Wards Affected</b>	<b>St. Michaels and Wicksteed</b>	
<b>Location</b>	<b>3 Northumberland Road, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Single storey rear extension with ramp to front entrance</b>	
<b>Applicant</b>	<b>Mr N Blissett</b>	

### 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. 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 north elevation or roof plane 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.
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.

## **Officers Report for KET/2019/0257**

This application is reported for Committee decision because the agent is a member of Council staff.

### **3.0 Information**

#### **Relevant Planning History**

None Relevant

#### **Site Visit**

Officer's site inspection was carried out on 31/05/2019.

#### **Site Description**

The site is located to the south of Kettering and accessed directly off Northumberland Road, and is occupied by a double fronted semi-detached dwelling, with a traditional ridge roof design with side facing gable. The house is constructed from red brick, grey/buff concrete interlocking roof tiles, and white UPVC fenestration throughout. To the front, the garden has been block paved to provide off-road parking and space for a small bin store and planted area. The rear garden (west facing) is largely laid to lawn with raised borders around two edges and enclosed by standard 1.8m close boarded fencing on all three sides. A single storey rear extension is located to the rear of the host property, which is roofed with grey concrete interlocking tiles and opens out to the side (south) on to a steps which lead down to a patio area.

#### **Proposed Development**

Planning permission is sought for a single storey rear extension, to be attached to the rear of an existing rear extension. The extension will provide en-suite facilities to the existing rear extension which is currently in use as a ground floor bedroom. An access ramp is also proposed to the front, leading to the front door.

#### **Any Constraints Affecting the Site**

Nene Valley NIA Boundary

### **4.0 Consultation and Customer Impact**

#### **Neighbours**

No comments received.

### **5.0 Planning Policy**

#### **National Planning Policy Framework**

Policy 2 – Achieving Sustainable Design

Policy 9 - Promoting Sustainable Transport

Policy 12 – Achieving well-designed places

Policy 15 – Conserving and enhancing the natural environment

## **Development Plan Policies**

### **North Northamptonshire Joint Core Strategy**

Policy 8 – North Northamptonshire Place Shaping Principles

Policy 11 – The Network of urban and rural areas

Policy 19 – The Delivery of Green Infrastructure

Policy 20 – The Nene and Ise valleys

### **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. Impact on residential amenity
3. Impact on the character and appearance of the area
4. Impact on the Nene Valley Nature Improvement Area
5. Impact on Parking and Highway safety

### **1. Principle of Development**

At the heart of the NPPF is a presumption in favour of sustainable development as set out in Policy 2, paragraph 10 (NPPF), based around three overarching objectives (economic, social and environmental). Policy 12, paragraph 124 (NPPF) states that 'good design is a key aspect of sustainable development'. Policy 11 of the North Northamptonshire Joint Core Strategy also directs development to existing urban areas and indicates that Kettering is a 'Growth Town' and, therefore, should provide a focal point for development. The application site is within the town boundary of Kettering, as defined by saved Policy 35 of the Local Plan, in an established residential area where saved policy 35 is supportive of proposals for residential development in principle.

### **2. Impact on residential amenity**

Policy 12, paragraph 127 (f) of the National Planning Policy Framework seeks for developments to create places that are safe, inclusive and accessible and which promotes health and well-being, with a high standard of amenity for existing and future users.

Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy seeks to protect amenity by new development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

The proposed rear extension will project beyond the rear elevation of the original dwelling house by just under 6.3m, but beyond the existing rear extension by just under 2.3m (the original rear extension measuring 4m deep). The extension will

follow in line within the existing rear extension which sits approximately 50cm from the boundary with 5 Northumberland Road. Both properties have generous rear gardens measuring approximately 20m deep which slope gently downhill in a westerly direction.

The lounge serving No. 5 Northumberland Road is located closest to the proposed rear extension, and is served by French doors to the rear which lead on to a raised decked platform. The lounge has dual aspect (windows to the front and rear) providing natural light from the front and rear. In light of this and the hipped roof design which reduces the bulk of the extension, it is considered that the relationship between the proposal and neighbouring property is acceptable; the extension is not considered to be overbearing on the neighbour.

In terms of privacy, the proposed extension will not result in a loss of privacy subject to a planning condition removing permitted development rights which could allow for a window to be inserted in the side (north) elevation or roof plane. Without this condition it may be possible for privacy to be lost both ways by direct overlooking between the host property and occupiers of 5 Northumberland Road, particularly given that the ground levels (and boundary fence) slope downhill in an easterly direction.

The overall design, position and separation distance of the proposed extension within the site in relation to other neighbouring properties, also ensures that the residential amenity of these properties will not be significantly affected. The proposed access ramp to be located to the front of the property will not give rise to any adverse impacts on residential amenity. No consultation comments from neighbours have been received.

Subject to a planning condition removing permitted development rights as discussed, the proposal will have an acceptable impact on residential amenity and accords with the relevant parts of Policy 12 (NPPF) and Policy 8 (NNJCS).

### 3. Impact on the character and appearance of the area

Policy 2 (Paragraph 10) of the NPPF places at the heart of planning a presumption in favour of sustainable development. Policy 12, paragraphs 124 and 127 set out that good design is a key aspect of sustainable development.

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 Northumberland Road estate is characterised by a mixture of semi-detached and terraced properties which follow a semi-homogenous pattern, with clearly defined building lines set back behind open plan front gardens.

The proposed single storey extension is located to the rear of the property where it will not be visible from within the street scene, and is of a scale which will not have a significant impact on the prevailing plan form of the wider estate. However, in order to secure a high quality design which responds to the immediate and wider context and local character, a planning condition is recommended to secure that

the development is constructed from materials which match those used in the construction of the original dwellinghouse.

The proposed ramp is located to the front of the property, and will be visible from within the street, and whilst it has a utilitarian design typical of accessibility ramp structures, it is light weight in appearance and will not detract from the prevailing open plan character and appearance of the surrounding estate.

As a result, the proposal is acceptable in terms of its impact on the character and appearance of the area and accords with the relevant parts of Policies 2 and 12 (NPPF) and Policy 8 (NNJCS) subject to planning condition securing matching materials.

#### 4. Impact on the Nene Valley Nature Improvement Area

Policy 15 (NPPF) places an emphasis on ensuring that planning decisions contribute to and enhance the natural local environment including protecting the natural environment, including biodiversity.

Policy 19 of the North Northamptonshire Joint Core Strategy focuses on maintaining and enhancing the special mixed urban and rural character of the area, which the Nene Valley Nature Improvement Area (NVNIA) helps to achieve. Policy 20 of the North Northamptonshire Joint Core Strategy highlights that development and investment will be managed to strengthen biodiversity and landscape character in the area.

The application site is within the NIA boundary, however, as the application site is in an established residential area and the proposed extension takes up a small proportion of the rear garden, with access ramp located on an existing block paved area, it is considered the small scale of the development proposed will not have an adverse impact on existing wildlife or the improvement of the Nene Valley. The proposal therefore accords with the relevant parts of Policy 15 (NPPF) and Policies 19 and 20 (NNJCS).

#### 5. Impact on Parking and Highway Safety

Policy 9, paragraph 108(b) (NPPF) states that when considering applications for development, it should be ensured that *'safe and suitable access to the site can be achieved for all users'*.

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 single storey extension is located to the rear of the property and will not impact on parking or highway safety.

The proposed access ramp will occupy some of the existing space currently laid out as driveway and displace existing parking capacity on site. The submitted block plan demonstrates however, that up to two standard sized (2.5m x 5m) parking spaces, or a single (3.2m x 5m) parking space can still be accommodated to the front of the property subject to relocation of the existing bin store chattel.

In addition, it should be noted that the existing dwelling did not originally have any parking provision on site, and that this has only recently been provided as a result of the front garden being set out to hard standing. A dropped kerb extends across the majority of the front boundary line with the original verge having been tarmacked to provide on/off road parking for residents, as has been carried out elsewhere throughout the estate. As a result, the proposal will not affect this additional parking provision located within the highway and will retain at least one parking space clear of the highway which is greater than what was originally provided at the time of the dwelling was constructed. The proposal therefore has an acceptable impact on parking and highways safety and accords with the relevant parts of Policy 9 (NPPF) and Policy 8 (NNJCS).

### **Conclusion**

The proposal is acceptable in principle and will not have a significant adverse impact on the character and appearance of the area, residential amenity, parking and highway safety, or the Nene Valley Nature Improvement Area. As a result, the proposal is recommended for approval subject to planning conditions which secure matching materials and remove permitted development rights which would otherwise allow for windows to be inserted into the north elevation / roof plane of the proposed single storey extension.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

Mark Coleman, Development Officer on 01536 534316

#### **Previous Reports/Minutes**

Ref:

Date: