

BOROUGH OF KETTERING

Committee	Full Planning Committee - 30/07/2019	Item No: 5.6
Report Originator	Louisa Johnson Development Officer	Application No: KET/2019/0378
Wards Affected	St. Michaels and Wicksteed	
Location	19 Garfield Street, Kettering	
Proposal	Full Application: Two storey and single storey rear extension with cedar cladding to first floor. Insertion of new window	
Applicant	Mr G West	

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 approved plans and details listed below.

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 be as submitted:

Wall - Render colour wash and cedar cladding

Roof - Tiles as existing and flat roof

REASON: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. The window in the first floor side elevation facing 17 Garfield Street shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority or Environmental Health. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub contractors.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2019/0378

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

3.0 Information

Relevant Planning History

KET/1970/0483 – Car port, conservatory and greenhouse – Approved
21/08/70

Site Visit

Officer's site inspection was carried out on 21 June 2019.

Site Description

The application site is a large end of row terraced property with a car port to the side on Garfield Street.

Proposed Development

The application is for a part single storey part two storey rear extension.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

An amended plan has been received, the plan removes the Juliet balcony at the rear and replaces it with a window. Neighbours and objectors have been re-consulted and the additional comments received are included below.

Neighbours

One letter of objection has been received from 17 Garfield Street, the following issues were raised:

- The size and height of the proposed extension is too large as it will project massively into the garden and take light from the garden of no. 17.
- The proposed window and balcony to the rear elevation will directly overlook the garden of no. 17 resulting in a loss of privacy and the enjoyment of the garden.
- The proposed cedar cladding to the first floor would add to the overpowering feeling of the building and is not in keeping with the finish of the existing rear elevation.
- There may be party wall issues between no's 17 and 19.
- The construction would result in noise and disturbance that will go on for months.

5.0 Planning Policy

National Planning Policy Framework (NPPF) 2019:

Policy 2: Achieving a sustainable development

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

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 the character and appearance of the area
3. Residential amenity
4. Other Matters

1. Principle of Development

The application seeks the erection of a part two storey part single storey rear extension.

Policy 8 of the adopted NNJCS (July 2016) seeks a high standard of design which respects and enhances the character and visual amenity of the surrounding area. Paragraphs 56, 58 and 64 of the National Planning Policy Framework also recognise that good design is a key aspect of sustainable development, and supports development which establishes a strong sense of place and responds to the local character, reflecting the identity of local surroundings and materials.

Subject to detailed consideration of the impact of the extension, having an acceptable impact on the character and appearance of the area and residential amenity the development is considered acceptable in principle.

2. Impact on the character and appearance of the area

The site is a large end of row terraced property with a side car port on Garfield Street.

The ground floor element of the proposed extension would measure approximately 8.4m wide, 7.8m deep and 3.8m in height (to the top of the parapet. The first floor element would measure approximately 5.2m wide, 7.8m deep and 8.1m in height from the ground.

The first floor element would be clad in cedar cladding. An objection has been received on the grounds that the cedar cladding would not be in keeping with the character of the host property which is currently clad in white render. Whilst it is acknowledged that the cedar cladding is not in keeping with the character of the host property, it is considered that it would not be visible from the street and the cladding will silver over time, therefore it is considered that the cladding is not unduly harmful in terms of the character of the host dwelling and the area.

While large it is considered that the proposed extension would be in keeping with the character of the host property and the proposed cladding would not be unduly harmful.

Overall the proposal will have an acceptable impact on the character and appearance of the area and accords with the relevant parts of Policy 12 (NPPF) and Policy 8 (NNJCS).

3. Residential Amenity

Policy 8 of the NNJCS requires that development does not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking.

The site shares a side boundary with 17 Garfield Street, objections have been received from no. 17 on the grounds that the extension is too large and would take light from the garden of no. 17 and the proposed window and balcony would directly overlook the garden of no. 17 and result in a loss of privacy.

The proposed extension is approximately 7.8m deep, the two storey element is approximately 8.1m in height and is approximately 1.9m off the boundary with no. 17. No. 17 already has a two storey rear extension which sits on the boundary with the site, this extension is approximately 7m deep and 5.3m in height, the side elevation facing no. 19 is blank and there is a first floor window in the rear elevation.

The proposed extension would extend approximately 0.8m further than the extension at no. 17 and would be approximately 2.8m higher than the extension at no. 17. The Juliet balcony at the rear has been removed and replaced with a window.

Whilst the proposed extension would be approximately 2.8m higher than the extension at no. 17, it is considered that this is largely offset by the 1.9m gap to the boundary. Furthermore it is considered that the proposed extension would only extend beyond the extension at no.17 by 0.8m, given the 1.9m gap to the boundary it is considered that this would not cause undue shadowing or loss of light.

In regard to the window in the rear elevation (previously a Juliet balcony), this is not an unusual arrangement and the extension at no. 17 also has a window in the rear elevation. As such it is considered that the proposed rear window

would not be any worse than the relationship between the existing extension at no. 17 and the site.

In regard to the window in the side elevation facing no. 17, this window is set close to the existing house and 5.5m in from the end of the proposed extension. This window would look onto the blank side elevation of no. 17, the window serves a bathroom and so could be obscure glazed (to be secured by condition). Therefore it is considered that the window is unlikely to result in overlooking.

An objection has also been raised on the grounds that the construction would cause noise and disturbance. It is considered reasonable given the size of the extension to attach a condition restricting hours of construction works to ensure that the neighbours are not unduly disturbed.

As such it is considered that subject to conditions requiring the side window to be obscure glazed and restricting hours of construction, the proposed extension would not have an unduly detrimental impact on 17 Garfield Street.

The site shares a side boundary with 21 Garfield Street, the proposed single storey element would be 2.5m off the boundary with no. 21 and the two storey element would be 6m off the boundary with no. 21. There would be a rooflight in the roof facing no. 21. Given the separation gap it is considered that the proposal would not affect light received by no. 21 and would not result in overshadowing. It is considered that the 6m separation gap for the two storey element would be sufficient to ensure that the rooflight would not result in overlooking. Therefore it is considered that the proposal would not have a detrimental impact on 21 Garfield Street.

The site backs onto the playground of Hawthorn Community Primary School, the proposed extension would be approximately 16.5m from the rear boundary. Given this separation distance it is considered that the proposal would not have a detrimental impact on Hawthorn Community Primary School.

Therefore it is considered that there will be no unacceptable impact on the amenity of neighbouring residents through this proposal, subject to the conditions discussed above, in accordance with policy 8 of the NNJCS.

4. Other Matters

An objection has been raised on the grounds that the proposals may result in party wall issued between the site and no.17, however this is a civil matter between the applicant and the owner of 17 Garfield Street.

Conclusion

The proposal is acceptable in principle and in terms of its impact on the character and appearance of the area and residential amenity. Subject to conditions the proposed development is acceptable and recommended for approval.

Background Papers

Title of Document:
Date:
Contact Officer:

Louisa Johnson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:
Date: