

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 04/09/2019</b>	<b>Item No: 5.7</b>
<b>Report Originator</b>	<b>Ruth James Assistant Development Officer</b>	<b>Application No: KET/2019/0470</b>
<b>Wards Affected</b>	<b>Rothwell</b>	
<b>Location</b>	<b>15 Balfour Drive, Rothwell</b>	
<b>Proposal</b>	<b>Full Application: Two storey side extension</b>	
<b>Applicant</b>	<b>Mr S Hughes</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. The materials to be used in the construction of the external surfaces of the extension 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.

3. The window hereby approved on the first floor rear north elevation of the extension, shall be obscure glazed and permanently fixed shut and non-opening below 1.7 metres from finished floor level thereafter shall be permanently retained in that form.

REASON: To protect the privacy of future and adjoining occupiers in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy

## **Officers Report for KET/2019/0470**

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

### **3.0 Information**

#### **Relevant Planning History**

None

#### **Site Visit**

Officer's site inspection was carried out on 10/07/2019

#### **Site Description**

The application site is in an established residential area to the east of Rothwell within the Rothwell Town Boundary. The surrounding development was all built as part of the same development and properties within Balfour Close are all constructed from the same palette of materials and are of similar designs.

No. 15 Balfour Close is comprised of a two-storey semi-detached house located on the north side of Balfour Close. The walls are constructed from dark multi-brick with white uPVC windows and doors and brown tiling between the ground and first floor windows, which creates a shiplap effect to the front elevation. Between the two first floor windows there is a white uPVC shiplap panel and the front door has a flat roof canopy above. The front amenity area has open access and a block paved driveway which slopes up gently from the highway and provides off road parking for 2 no. cars. To the east of the driveway there is an area of lawn and a single flat roofed garage is located to the western side of the host dwelling.

To the rear the house is set down from the good sized garden that slopes up gently from south to north. At the rear of the garden steps lead up to a decked area and around the perimeter there is a 1.8 metre high close boarded fence. Beyond the fence at the rear, there is the boundary treatment for the rear neighbour which includes trellising above their fence, raising the height of the boundary treatment higher and above the fencing for no.15.

#### **Proposed Development**

The application seeks consent for a two storey, side extension to provide a larger kitchen and utility to the ground floor and an additional bedroom with ensuite to the first floor.

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

Within the Nene Valley Nature Improvement Area (NIA) Boundary

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

#### **Rothwell Town Council**

No objection

**Neighbours** Notifications were sent out to neighbouring occupiers and a site notice was erected. A response from one address was received.

Comments received from the occupants of no. 14 John Smith Avenue:

- Objection: Loss of privacy and two storey extension is not in keeping with nearby homes.

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Policy 12. Achieving well-designed places

### **Development Plan Policies**

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

Policy 8. North Northamptonshire Place Shaping Principles

Policy 11. The Network of Urban and Rural Areas

#### **Saved Policies in the Local Plan for Kettering Borough**

35. Housing: Within Towns

## **6.0 Financial/Resource Implications**

None

## **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. The Principle of Development
2. Design, Character and Appearance
3. Residential Amenity
4. Highways and Parking
5. Nene Valley Nature Improvement Area (NIA)

### **1. Principle of development.**

The application seeks the erection of a two-storey side extension.

The site is located within the designated town boundary; the scheme would therefore strengthen the network of settlements within the borough in compliance with Policy 11 of the North Northamptonshire Joint Core Strategy.

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

Subject to detailed consideration being given to the impact of the proposed scheme, having an acceptable impact on the character and appearance of the area and residential amenity, and ensuring it complies with national and local

policies detailed above, the principle of development is considered acceptable.

## 2. Design, Character and Appearance.

Policy 8(d) of the North Northamptonshire Joint Core Strategy requires new development to respond to the site's immediate and wider context and local character and Policy 12 of the National Planning Policy Framework, seeks that all development should be of a high quality design.

The proposed development would see the demolition of the existing single-storey garage to make way for a two-storey side extension to the western side of the main dwelling. The proposed extension would have a length of 6.5 metres and a width of 3.4 metres, the roof would be gabled in keeping with the existing dwelling. Materials would match with the existing and these can be secured by condition.

The proposed extension would be stepped back slightly from the front elevation of the main dwelling and the roof line would be slightly lower than the main roof keeping the development subordinate to the main dwelling. Extensions that are subordinate to the main dwelling are considered to be acceptable and follow good design practise. Many of the properties within Balfour Drive have been extended with no's 4 and 6 both having two-storey side extensions which are prominent within the existing street scene. Although the proposal would reduce the separation distance between the host dwelling and no. 13 Balfour Drive, a three metre separation would be maintained and this would help to reduce the visual impact within the existing street scene, making it acceptable.

The design would see the retention of an up and over garage door to the front of the new extension. This would give access to a small storage area to the front of the extension beyond which would be the new utility room and help to maintain the character of the existing street scene.

The design is in keeping with the design and character of the existing dwelling and the proposal accords with Policies 12 of the National Planning Policy Framework and 8(d) of the North Northamptonshire Joint Core Strategy in that the new development responds to the site's immediate and wider context and local character and is of good design.

## 3. Residential Amenity

In addition to seeking development to respect the character of an area, Policy 8(e) of the North Northamptonshire Joint Core Strategy seeks to ensure that development prevents harm to the residential amenities of neighbouring properties, such as by reason of overbearing, loss of light or overlooking.

The closest neighbour is no.13 Balfour Drive and although the proposed extension would reduce the existing separation with no. 13 Balfour Drive, it would not extend beyond the western build line of the current garage and a 3 metre separation distance between the side elevations of the two properties would be maintained. Therefore, any potential overbearing impact is considered to be limited and acceptable. There are 2 no. first floor windows in

the side elevation of no. 13 facing towards the new extension; the smaller window towards the rear, is a secondary window serving the bathroom and the larger window serves the staircase and landing, which is a passing place and not a habitable room. The orientation of the site means that there will be a small increase to overshadowing but this will be in the early morning and is not considered to be significant enough to warrant a refusal.

An objection has been received from the occupants of no. 14 John Smith Avenue, the neighbouring property to the rear of the application site, raising concerns regarding a loss of privacy and overlooking and that the two storey extension would not be in keeping with nearby homes.

There would be no windows in the side elevation of the proposed extension as the main windows would be located to the front and rear of the extension. The first floor window to the rear would be obscure glazed as it would serve the new ensuite bathroom. A condition will be applied to secure the obscure glazing and ensure that the window will be non-opening below 1.7 metres from finished floor level, in order to protect the amenity of the occupiers of no.15 and neighbouring properties to the rear. In addition, the separation distance between the rear first floor elevation of no. 14 John Smith Avenue and the rear elevation of the host dwelling measures over 30 metres. As the proposed extension is not extending beyond the existing rear build line of no. 15, it can be argued that there is no increase in overlooking impacts from the host dwelling as it will remain the same as the current arrangement with the existing rear windows. Moreover, the rising land levels mean that the host dwelling is set down from no. 14 John Smith Avenue, which further reduces residential amenity impacts towards the rear. On the contrary no. 15 Balfour Drive is overlooked by its rear neighbour given that this property occupies a higher more dominating position.

In regard to the concerns that a two-storey extension is out of keeping, as discussed at section 2 there are other two-storey side extensions within the street and the subordinate design is in keeping with good design practise and therefore accords with local and national policy.

The separation distances to the front of no.15 provided by the highway help to ensure that any other potential overlooking impacts to the front would be kept to an acceptable level.

The adjoining neighbour at no.17 to the east would not be impacted by the side extension given that it is located to west side of the application site.

For the reasons discussed above, it is considered that the proposed scheme is in accordance with Policy 8(e) of the North Northamptonshire Joint Core Strategy in that the new development appropriately safeguards the amenities of neighbouring occupants.

#### 4. Highways and Parking

Policy 8(b) 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 loss of the garage will result in a reduction of one off road car parking space; however, the area can still accommodate two additional parked cars on the driveway. There are no changes proposed to the access arrangements to the site therefore there will be no adverse impact upon highway safety.

As such, it is considered that the proposal will not lead to an adverse impact on the highway network or highway safety in that it will provide adequate parking in accordance with Highway Standards and is therefore in compliance with Policy 8 of the North Northamptonshire Joint Core Strategy.

#### 5. Nene Valley Nature Improvement Area

The application site is within the NIA boundary; however, the application site is in an established residential area and the proposed scheme is small and on an already developed site. It is considered the small scale of the development proposed will not have any adverse impact on existing wildlife or the improvement of the Nene Valley.

#### Conclusion

Subject to conditions relating to materials and obscure glazing it is considered that the proposal complies with policies within the Development Plan and is recommended for approval.

#### **Background Papers**

Title of Document:

Date: 14/08/19

Contact Officer:

Ruth James, Assistant Development Officer on 01536 534316

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

Ref:

Date:

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