

BOROUGH OF KETTERING

Committee	Full Planning Committee - 24/09/2019	Item No: 5.3
Report Originator	Amy Shepherdson Development Officer	Application No: KET/2019/0334
Wards Affected	Welland	
Location	10 Green Lane, Stoke Albany	
Proposal	Full Application: Two storey side extension with conversion of outbuilding	
Applicant	Mr G Middleton Kirkham Middleton Architects	

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 external walls shall be constructed in natural stone and shall be laid, coursed or pointed in a pattern to match the attached dwelling.

REASON: In the interests of the character and appearance of the conservation area in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

4. In accordance with the approved plans the roof shall be covered in slate to match the main building.

REASON: In the interests of the visual amenities and character of the area in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

5. The proposed windows (except from the rooflights and patio doors) are to be made of timber and painted in a colour to match the windows of the main dwelling.

REASON: In the interests of the visual amenities of the area in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

6. The rooflights hereby permitted shall be conservation rooflights. No part of any of the rooflights shall sit above the plane of the roof.

REASON: In the interests of the character and appearance of the conservation area and surrounding development in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy,

7. The window at ground floor level on the north elevation shall be obscurely glazed equivalent to level 4 within the Pilkington range of textured glass and non-opening. The window 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.

8. 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 or west 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.

Officers Report for KET/2019/0334

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

3. Information

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Relevant Planning History

Ref	Decision	Decision Date	Address	Description
KET/2007/0363	APPROVED	20-06-07	10 Green Lane, Stoke Albany Leicestershire	Single storey extension and alterations to dwelling
KET/2007/0858	NOOBJECTIO N	26-10-07	Corner Cottage, 10 Green Lane, Stoke Albany Leicestershire	Application for tree works
KET/2012/0034	APPROVED	21-03-12	10 Green Lane, Stoke Albany Leicestershire	Single storey side extension and alterations
KET/2014/0144	APPROVED	12-05-14	10 Green Lane, Stoke Albany Leicestershire	1.5 storey side link extension between outbuildings and dwelling, alterations to include new dormer window
KET/2014/0455	APPROVED	09-09-14	Corner Cottage, 10 Green Lane, Stoke Albany Leicestershire	Partial demolition of outbuildings and conversion of remaining to single storey residential accommodation plus two storey side, link extension between

				converted outbuildings and dwelling. Roof lights to north elevation
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Site Visit

Officer's site inspection was carried out on 04/07/2019.

Site Description

The site is located within the centre of Stoke Albany within the settlement boundary and within Stoke Albany Conservation Area.

The application site is a two storey stone dwelling with a slate roof and painted timber windows. Attached to the dwelling to the west, in an L-shaped form, is a single storey range of outbuildings which abut the side garage elevation of 12 Church Lane. These are also constructed in stone with a mixture of pantiles and corrugated metal sheeting over.

The property is fundamentally single aspect with its garden area sitting to the south of the dwelling. To the north is a shared vehicular access serving No. 6, 8 and 8a. There are three small windows on the north elevation facing into this area, one at ground floor serving a wc and two at first floor serving a bathroom all of which are obscurely glazed.

Green Lane itself is a small cul-de-sac at the entrance to which is a mixed age of housing which is also evident in the neighbouring residential properties to the south and west which are accessed off D'Albini Close.

Proposed Development

This application seeks planning permission for a two-storey side extension and alterations to the existing single storey outbuildings to partially convert them to internal accommodation.

Revised plans have been submitted during the application process to address concerns raised by the case officer. These changes include:

- Hipped roof changed to gable end which is more in keeping with the character of the dwelling .
- Simplification of the proposed doors in the southern elevation.
- Rear full height window being raised off the ground.

Any Constraints Affecting the Site

Stoke Albany Conservation Area

4. Consultation and Customer Impact

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NCC Biodiversity

Due to the properties age and construction requested a preliminary roost assessment and any resulting need for bat survey to be completed pre-determination.

The applicant completed and submitted the preliminary roost survey which found there to be negligible bat potential. NCC Biodiversity Officers assessed the survey and no further work is required.

Stoke Albany Parish Council

Comments received – no objection

KBC Environment Health

No objection, request conditions on:

- Working Hours for Construction
- Construction/ Demolition Statement
- Unexpected contamination
- Radon

Neighbours

Notification letters were sent out to neighbours in close proximity and a site notice was erected at the site; one response was received.

- Object to the long downstairs window on the north facing elevation due to overlooking neighbouring land and being out of character with local style. The window is also in danger of being damaged when mowing the lawn alongside.

The applicant has subsequent made revision to raise the window to 300mm off the ground.

Consultation was completed on the revised plans, the objector felt that the scheme was an improvement but did not resolve their objection.

5. Planning Policy

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Sections 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework – NPPF 2019

Section 12- Achieving well-designed places

Section 15- Conserving and enhancing the natural environment

Section 16- Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Joint Core Strategy – NNJCS – July 2016

Policy 2 Historic Environment

Policy 4 Biodiversity & Geodiversity

Policy 6 Development on Brownfield Land & Land Affected by Contamination

Policy 8 North Northamptonshire Place Shaping Principles

Saved Policies in the Local Plan for Kettering Borough

Policy RA3 - Rural Area: Restricted Infill Villages

Other

Stoke Albany Conservation Area

6. Financial/Resource Implications

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None

7. Planning Considerations

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The key issues for consideration in this application are:-

1. Principle of the development
2. Character and Appearance
3. Residential Amenity
4. Biodiversity
5. Other Matters

1. Principle of the development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Kettering Borough currently consists of the North Northamptonshire Joint Core Strategy (JCS), and saved policies from the Local Plan for Kettering Borough.

The application site is in an established residential area within the settlement of Stoke Albany. Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of householder development provided the proposals do not result in adverse impact on character and appearance, residential amenity and the highway network.

Previously under KET/2014/0455 planning permission was granted for a large two storey side extension (covering the entire L shaped footprint of the garage and outbuilding) this permission has now expired and there has been a significant change in policy since, however it is material planning consideration in the determination of this application.

The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

2. Character and Appearance

Policy 8 of the adopted NNJCS (July 2016) seeks a high standard of design which respects and enhances the character and visual appearance of the surrounding area. Policy 12 of the National Planning Policy Framework (2019)

also recognises 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.

This is further echoed within Saved Policy RA3 of the Local Plan, which states that development within restricted infill villages need to be appropriate in terms of the size, form, character and setting of the village.

Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities to have special regard to the desirability of preserving the special interest of Listed Buildings, their setting and preserving or enhancing the character and appearance of Conservation Areas. Policy 2 of the JCS supports this calling for development to protect, preserve and where appropriate enhance the historic environment.

The proposed design of the two-storey extension has been altered by the applicant to form a simple subservient structure with a gable end which is slightly off centre with the main dwelling. The proposed extension will be built around the existing wall with new matching stone infill and additional walls where required. The proposed roof covering is blue welsh slate to match the existing roof and conservation rooflights are proposed within the new roof with a powder coated aluminium patio door within the southern elevation.

The existing north facing access door is proposed to be retained as an obscurely glazed window to better reveal the history of the building. The window has been elevated 300mm off the ground to try and overcome an objection.

The existing single storey outbuilding will not change externally other than an existing door (closest to the house) being altered to a window.

The proposed extension will sit comfortably between the existing dwelling and the outbuilding subject to appropriate materials and detailing which can be secured by conditions.

It is therefore considered that the proposal will not have a detrimental impact on the character and appearance of the local area and as such is in accordance with Policy 8 of North Northamptonshire Joint Core Strategy. The proposal is also considered to preserve the character and appearance of the conservation area and is in accordance with s.72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Residential Amenity

Policy 8 of the JCS is clear that development must not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light, overbearing or overlooking.

The proposed extension sits on a very similar footprint to the existing dwelling and outbuilding. The south facing windows look onto the applicant's private garden and do not impact any neighbouring residents' privacy. Within the north facing elevation the ground floor obscurely glazed window replaces an existing door. Outside of this window is a grassed area next to the shared access drive within the curtilage of No. 8a. Concern has been raised that this window would overlook 8a however a condition could be secured to ensure a high level of obscurity and that this is permanently retained. Considering this and the existing door present the proposed window is not considered to result in a loss of privacy.

There are no windows proposed in the first floor or the gable end of the extension. A condition is recommended to remove permitted development rights for the addition of any first floor or roof windows in the north or west facing elevations to protect the amenity of neighbouring occupiers.

Due to the orientation of the dwelling and neighbouring properties the proposal is not considered to have any significant impact in terms of loss of light or an overbearing impact of any neighbouring properties.

Bearing the above in mind the proposal will not have an unacceptable impact on amenity in terms of overbearing impact, overshadowing or loss of privacy to neighbouring properties and is therefore considered to be in accordance with Policy 8(e) of the JCS.

4. Biodiversity

An NCC ecological officer initially requested a pre-liminary bat roost survey which was completed by the applicant. NCC Biodiversity were consulted and agreed that very limited roosting potential was found on site and no further work was required.

5. Other Matters

Due to the scale and nature of the application and given the construction period will be limited a condition on; hours of construction, unexpected contamination and a construction management plan conditions are not considered necessary or reasonable to apply to this application.

An informative will be added to cover Radon levels in construction.

Conclusion

The proposal is considered to satisfy national and local planning policy. It is appropriately designed and will not impact on the neighbouring properties. As such it is recommended that planning permission should be granted subject to the recommended conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Amy Shepherdson, Development Officer on 01536 534316

