

BOROUGH OF KETTERING

Committee	Full Planning Committee - 24/09/2019	Item No: 5.7
Report Originator	Ruth James Assistant Development Officer	Application No: KET/2019/0550
Wards Affected	Rothwell	
Location	37 Kettering Road, Rothwell	
Proposal	Full Application: Single storey rear extension	
Applicant	Mr J McGillan	

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 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.

3. The window hereby approved on the rear east elevation of the extension serving the w.c., shall be glazed with obscured glass and 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/2019/0550

This application is reported for Committee decision because the applicant or agent is a member of KBC staff.

3.0 Information

Relevant Planning History

KET/2014/0278 – Single storey rear extension. Approved 15/07/2014

Site Visit

Officer's site inspection was carried out on 27/08/2019

Site Description

The application site is located to the south of Rothwell on the B669, Kettering Road which runs through the town from junction 6 of the A14 to Desborough to the north. The land levels rise quite steeply from south to north along the section of the highway that the application site is located within. Surrounding development is residential and mainly of a traditional style and form, constructed from ironstone or traditional red brick.

No. 37 Kettering Road is comprised of a two-storey mid-terrace property, constructed from traditional red brick with a gable roof, finished in brown concrete pan-tiles. The front elevation has a painted render finish below the ground floor windows and the front door is recessed with an arched open fronted porch. The windows are white uPVC replacement and there is a shallow front amenity area enclosed with a low brick wall, with posts infilled with wrought iron railings. Steps lead up to the front door.

To the rear the brick walls have been painted and there is a single storey 'L' shaped rear extension approved under KET/2014/0278. The rear garden is level and hard landscaped with a mixture of finishes, being mainly laid to gravel. A flower bed runs down the northern side and at the end there is a brick built outbuilding that fills the width of the garden. Boundary treatments are formed of 1.8 metres high fencing to the sides.

Proposed Development

The application seeks consent for a single storey rear extension. This would enlarge the kitchen and provide a utility room with downstairs cloakroom.

In the originally submitted application a loft conversion that had already been completed was included in error. Amended plans to remove this element were provided and reconsulted on for 14 days.

Any Constraints Affecting the Site

B Road

Within the Nene Valley Nature Improvement Area (NIA) Boundary.

4.0 Consultation and Customer Impact

Rothwell Town Council

No objection

Neighbours

Notification letters were sent out to close proximity neighbours, no responses were received.

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

Saved 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. Residential amenity
4. Nene Valley Nature Improvement Area

1. Principle of Development

The application seeks the construction of a single-storey rear 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.

Saved Policy 35 of the Local Plan for Kettering Borough requires all new development to be within designated settlement boundaries in the interest of sustainability and to safeguard rural areas. The application site is located within the designated settlement boundary of Rothwell.

Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of extensions 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. Character and Design

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.

No. 37 Kettering Road is a traditional mid-terraced property, with a rear a two storey element that projects out from the rear elevation at a 90° angle, following an archetypal pattern of development for this style of property. A previous extension was granted retrospective consent under KET/2014/0278, which infills the area between the host dwellings rear south side elevation and the boundary with no. 39, extending out from the original rear elevation for a distance of 5 metres. The proposed rear extension would increase this by a further 2 metres, taking the overall length to 7 metres. The extension would run across the full width of the rear elevation measuring 4.9 metres. The roof would be flat and would maintain the existing height of 3.5 metres and the 2 no. existing roof lights would be retained. Materials used would match with the existing and these can be secured by condition.

The proposed extension would be to the rear of the property and therefore would not impact upon the street scene to the front of the application site. Although the infilling of this area behind a traditional terraced property is considered to be out of character with the traditional pattern of development provided through terraced housing, it is acknowledged that this has already been implemented and given retrospective consent. The proposed extension would increase this by 2 metres which would be a small increase to the existing arrangement and as such, it is not considered to impact significantly upon the character of the area but would maintain the status quo.

As such it is in accordance with Policy 8(d) of the North Northamptonshire Joint Core Strategy.

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 proposed extension would face east towards the rear garden. It would not contain any windows within the side elevation but would include 2 no. windows and fully glazed French doors which would face towards the rear garden area.

A separation distance between the proposed new rear elevation and the rear boundary of the garden of approximately 14 metres would be retained. Beyond this boundary and set an additional 8 metres back, lies the residential flats of Grocock Court. Any potential increase to overlooking impacts is considered to be kept to an acceptable level given the single storey height of the extension and separation distances of the rear extension from the rear neighbours. A condition will be applied to secure obscure glazing for the downstairs toilet window.

The orientation of the site means that there would be a slight increase to overshadowing towards the neighbour at no. 35 Kettering Road, but this would be very small given the existing arrangement of the boundary fencing and so is also considered to be at an acceptable level.

The proposed development is therefore 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. 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: 30/08/194

Contact Officer:

Ruth James, Assistant Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: