

BOROUGH OF KETTERING

Committee	Full Planning Committee - 22/10/2019	Item No: 5.2
Report Originator	Louisa Johnson Development Officer	Application No: KET/2019/0482
Wards Affected	Ise Lodge	
Location	32 St Stephens Road, Kettering	
Proposal	Full Application: Two storey side extension	
Applicant	Mr G Cross	

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 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.

4. 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 southern side elevation or roof plane of the building facing 30 St Stephens Road.

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.

5. 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 first floor northern side elevation or roof plane of the building facing 34 St Stephens Road.

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/2019/0482

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

3.0 Information

Relevant Planning History

KET/2011/0640 – Single Storey rear extension – Approved 23/11/2011

KET/2009/0578 – Two storey front extension – Approved 19/11/2009

KET/1971/0277 – Private Garage – Approved 28/05/1971

Site Visit

Officer's site inspection was carried out on 3 September 2019.

Site Description

The application site is a semi-detached house with a detached garage.

Proposed Development

The application is for the erection of a two storey side extension.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Neighbours

One letter of objection has been received:

- The extension would completely fill the driveway to the neighbouring property.
- The proposal would add excessive bulk to the house.
- The proposal would result in a loss of privacy to 18 St Joseph's close which is a bungalow, would overlook the garden of this property, block natural light and dominate views from no. 18.

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. Parking

1. Principle of Development

The application seeks the erection of a two storey side 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 works, 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 located on St Stephens Road. The proposal is to erect a two storey side extension.

The proposed two storey side extension would measure approximately 2.1m wide, 10.8m deep with the first floor element being set back from the front elevation at 9.8m deep and 7.1m in height with a pitched roof. The proposed extension is set down from the main roof by 0.25m and back from the front elevation by 1.5m.

An objection has been received on the grounds that the proposed extension would completely fill the driveway of the property and would be excessively bulky.

It is acknowledged that the proposed extension takes up the full width of the side access and sits on the boundary with 30 St Stephens Road. However, it is considered given the relatively narrow width of the extension, the set down and back that the proposed extension is not excessively bulky and would be subservient to the host property.

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 30 St Stephens Road, the proposed extension would sit on the boundary with no. 30 and would be approximately 2m from the side of the garage attached to no. 30. The side elevation would be blank, the side elevation of no. 30 contains two windows at first floor, however these are set further away with the garage at no. 30 in between.

The proposed extension would extend 3.4m beyond the rear elevation of the host property, however no. 30 is set further back in the plot than the host property and so the proposed extension would only extend 0.5m further back than the rear elevation of no. 30.

Therefore it is considered that the proposed extension would not have a detrimental impact on 30 St Stephens Road, subject to a condition preventing the creation of any windows or openings in the side elevation.

The site shares a side boundary with 34 St Stephens Road, the proposed extension would be approximately 6m from the side boundary with no. 34 and the side elevation facing no. 34 would be blank. Therefore subject to a condition preventing the insertion of windows or openings in the first floor side elevation facing no. 34, it is considered that the proposal would not have a detrimental impact on 34 St Stephens Road.

The site shares a rear boundary with 18 and 20 St Josephs Close. An objection has been received on the grounds that the proposal would overlook no. 18 resulting in a loss of privacy, would block natural light and dominate views from no. 18.

The proposed extension would be 10m away from the rear boundary with no. 18 and approximately 21.5m from the rear elevation of no. 18. It is considered that these separation distances are sufficient to prevent overlooking and a loss of privacy. Furthermore it is considered that the separation distances are such that the proposal would not block natural light to no. 18 and are sufficient to ensure that the proposal does not affect the outlook from no. 18. Whilst the proposed extension would be visible from no. 18, private views are not protected.

Therefore it is considered given the separation distances the proposal would not have a detrimental impact on 18 or 20 St Josephs Close.

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

4. Parking

The front of the property is laid to hardstanding and the parking area measures approximately 6m wide by 6m deep which is adequate for two cars.

Therefore the loss of the side access would not result in the property having inadequate parking provision proposal in accordance with policy 8 of the NNJCS.

Conclusion

The proposal is acceptable in principle and in terms of its impact on the character and appearance of the area, residential amenity and parking. 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:

