

BOROUGH OF KETTERING

Committee	Full Planning Committee - 22/10/2019	Item No: 5.8
Report Originator	Louisa Johnson Development Officer	Application No: KET/2019/0579
Wards Affected	Pipers Hill	
Location	11 Hood Walk, Kettering	
Proposal	Full Application: Two storey side with two storey and single storey rear extensions	
Applicant	Mrs S Bond	

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. The window at first floor level on the east elevation shall be glazed with obscured glass and any portion of the window that is within 1.7m of the floor of the room where the window is installed shall be non openable. The window shall thereafter be maintained 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. 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 east or west elevations or roof planes 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.

6. No development above slab level shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

REASON: In the interests of the amenity and protecting the privacy of the neighbouring property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2019/0579

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

3.0 Information

Relevant Planning History

KET/1970/0568 – Private Garage – Approved 23/10/1970

Site Visit

Officer's site inspection was carried out on 13 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 and a single storey rear extension with a raised patio to the rear. The existing garage would be demolished.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Neighbours

Two letters of objection have been received:

- The extension seems to be larger than other similar extensions within Hood Walk and will have a potential effect on adjacent properties by overshadowing and loss of light.
- The ground levels both at the side elevation and rear of the building will be raised above existing levels which will increase overlooking and result in a loss of privacy to 13 Hood Walk. The existing levels if extended to the boundary would also increase the overlooking issue.
- The proposal appears to include a 6ft fence which from no. 13 which is lower would be 10-12ft above ground level. A wall should be installed rather than a fence as this is a more permanent solution.
- The two large doors with Juliet balconies at first floor level would increase overlooking, other two storey extension have obscure glazed windows in this location.
- The proposed raised decking would allow occupants to look over the existing fence causing an unacceptable loss of privacy to 9 Hood Walk.

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 and single storey rear extension with a raised patio to the rear.

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 Hood Walk which is on a west to east slope. The proposal is to erect a two storey side and part two storey part single storey rear extension with a raised patio to the rear.

The proposed two storey side extension would measure approximately 3.2m wide, 11.5m deep at ground floor level with the first floor element being 10m deep and 8m in height with a pitched roof. The two storey element wraps

around the rear of the house and the rear element would measure approximately 3m wide, 3.6m deep and 8m in height.

The single storey rear element would measure approximately 3.3m wide, 2.3m deep and 3.1m in height with a pitched roof.

An objection has been received on the grounds that the extension seems to be larger than other similar extensions within Hood Walk. However, proposals are assessed on a case by case basis and this alone is not a reason to refuse the application.

The proposed extension would be approximately 1m from the boundary and at 3.2m wide would be slightly less than half the width of the existing house which is 6.5m wide. The proposed extension would be set down from the main roof by approximately 0.7m and the first floor element would be set back 1.5m from the front elevation.

Whilst the extension is fairly large it is considered that it would be in proportion to and has been designed to be subservient to the host dwelling.

The proposed raised patio would be to the rear of the site, ground levels vary on the site and the proposal would be a maximum of 1.2m above natural ground level. This would provide level access from the rear of the extension with steps down into the garden. A raised access for the side door would also be provided with steps down into the garden.

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 13 Hood Walk and is approximately 1.1m higher than the property at no. 13. The property at no. 13 is set at an angle to no. 11 and has a partially attached garage on the boundary with the site. The proposed extension would be approximately 1m from the boundary with no. 13 and 5m from the side elevation of no. 13 at the closest point, widening to 8m.

There is a window at first floor level in the side elevation facing no. 13 which serves an en-suite bathroom. It is considered that this could be obscure glazed (to be secured by condition) and a condition preventing the insertion of any further openings in the side elevation would ensure that the privacy of no. 13 is protected.

The proposal includes a raised patio, the patio has been reduced in size and pulled off the boundary with no. 13 by 2.5m to protect the amenity of this

property. The raised access to the side door would be 1.3m from the rear elevation of the proposed extension and so is unlikely to result in overlooking.

An objection has been received on the grounds that due to the difference in levels between the site and no. 13, the proposal would increase overlooking and would result in a loss of privacy.

It is acknowledged that the proposed extension would appear larger due to the levels difference, however the previously proposed Juliet balcony doors at first floor level have been replaced with standard windows. Furthermore, it is considered that the increased height would not significantly increase overlooking from windows that are at the first floor level.

Concerns have also been raised regarding the proposed patio and boundary fence, given that the height as seen from no. 13 would be 1.5m higher and a wall has been requested as the objector considers this to be more permanent. Currently the proposal includes a 1.6m fence on the boundary with no. 13 and this combined with the patio being 2.5m off the boundary is considered sufficient to ensure that the proposed patio does not result in overlooking.

It is considered that a condition requiring details of the boundary treatment to be submitted and to be maintained as approved would be appropriate to ensure that the privacy of neighbouring residents is protected.

However, it is considered that it would be unreasonable to require the applicant to erect a wall, due to the significant additional cost involved when a fence would provide an adequate solution.

Therefore subject to the above conditions it is considered that the proposal would not have a detrimental impact on 13 Hood Walk.

The site shares a side boundary with 9 Hood Walk, the proposed single storey rear extension and the raised patio would sit on the boundary with no. 9 with a 1.1m high fence and the two storey element would be 3.3m from the boundary.

An objection has been received on the grounds that the proposed raised decking would allow occupants to look over the existing fence causing an unacceptable loss of privacy to 9 Hood Walk. The proposed raised patio is on the boundary with no. 9, however this property is higher than the site and as such it is considered that a fence of 1.8m high (to be secured by condition) would be sufficient to ensure that there is no overlooking from the patio.

It is considered that the single storey element would not have a detrimental impact on no. 9 due to its height and the separation distance is sufficient to ensure the two storey element does not have a detrimental impact. There would be no windows within the first floor side elevation facing no. 9, it is

considered that a condition preventing any windows in the first floor side elevation would ensure that the privacy of no. 9 is protected.

Therefore subject to the above conditions it is considered that the proposal would not have a detrimental impact on 9 Hood Walk.

The site backs onto 21 Nepcote Close, the proposed extension would be 24.5m from the rear boundary with no. 21 and this separation distance is considered to be adequate to ensure that the proposal does not have a detrimental impact on 21 Nepcote 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 10.5m wide by 4.5m deep which is adequate for one or two cars, in addition there is space for on road parking.

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:

