

BOROUGH OF KETTERING

Committee	Full Planning Committee - 22/10/2019	Item No: 5.9
Report Originator	Jonathan Pavey-Smith Development Officer	Application No: KET/2019/0595
Wards Affected	Desborough St. Giles	
Location	120 Dunkirk Avenue, Desborough	
Proposal	Full Application: First floor side extension	
Applicant	Mr & Mrs E Mills	

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 be cream render with a soldier course in bricks which match in type, colour and texture those on the existing building, unless the materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of visual and neighbour amenity in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

3. The windows at first floor level on the southern elevation of the extension hereby approved shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking.

Officers Report for KET/2019/0595

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

3.0 Information

Relevant Planning History

KET/2014/0551 - First floor side extension, first floor balcony to rear and single storey rear extension. Withdrawn 10/09/2014.

KET/2014/0725 – Single Storey Rear Extension. Approve. 15/12/2014.

Site Description

The application site is located in an established residential area in the centre of Desborough close to the junctions with Breakleys Road and Princess Avenue.

The dwellinghouse is a two-storey detached brown brick dwellinghouse with a hipped concrete tile roof built in the 1950s. There is an off-centre recessed front door and a ground floor bay window. The rear elevation has the single storey extension approved under application KET/2014/0725. The rear extension on the time of the site visit, has not been rendered. All windows and doors have been replaced with white PVCu.

There is a small front garden bounded by a low wall with parking spaces for two vehicles clear of the highway. The rear garden slopes downwards from north to south and is accessed by a set of steps from the patio area immediately behind the dwellinghouse.

Due to the change in levels at the rear, there is lower ground floor accommodation beneath the square bay window.

Surrounding properties comprise two-storey detached dwellinghouses in Dunkirk Avenue in relatively large plots of land which have been built in a piecemeal fashion since the early 1900s. The adjacent dwellinghouse to the west on the corner of Dunkirk Avenue and Breakleys Road is single storey, the rear plot of which has been developed for two further bungalows.

Proposed Development

The proposal is for a two-storey side extension to the side of the dwellinghouse to incorporate an en-suite bedroom and dressing room.

Any Constraints Affecting the Site

None.

4.0 Consultation and Customer Impact

Desborough Town Council

No comments received.

Neighbours

122 Dunkirk Avenue, 118a Dunkirk Avenue and 9 Breakleys Road.

- The extension will overshadow the rear main living area windows and will also affect the kitchen window of 118a Dunkirk Avenue.
- Loss of Light
- Overlooking
- Single Storey extension has been completed for five years and the render on the extension has not been completed. The breezeblock looks unsightly.

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. The Principle of Development
2. Character and Appearance
3. Residential Amenity
4. Parking and Highway Safety
5. Other Issues Raised by the Proposal

1. The Principle of Development

The application site is in an established residential area within Desborough. Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of

extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and parking and highway safety.

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

2. Character and Appearance

The existing dwellinghouse is not in a Conservation Area, is not Listed, and is surrounded by dwellinghouses built of a variety of materials, and it is considered that the use of render would not significantly impact on the character of the dwellinghouse, surrounding development and the wider street scene, and therefore it is not appropriate to control the use of materials other than requiring any brick used to match that on the existing dwellinghouse. A condition will be added reflecting this.

The first floor front extension above the existing garage will be visible in the public highway in Dunkirk Avenue. The proposals have been designed to reflect the roof pitch, proportions and fenestration of the existing dwellinghouse and provided the materials match those on the existing dwellinghouse, they will reflect the character and appearance of the existing dwellinghouse and not have an adverse impact on the surrounding development and the wider street scene. The first floor extension will finish slightly behind the front of dwelling.

As such, subject to the imposition of a condition regarding matching brickwork, it is considered that the proposal is in accordance with policy 8 of the North Northamptonshire Joint Core Strategy in that it does not adversely impact on the character and appearance of the existing dwellinghouse, surrounding development and the wider street scene.

3. Residential Amenity

Policy 8 of the North Northamptonshire Joint Core Strategy requires new development not to result in an unacceptable impact on the amenities of neighbouring properties.

Due to the significant changes in ground levels at the rear of the site, resulting in the existing dwellinghouse being at a higher level than the 2 no. bungalows to the southwest at No. 9 and No11 Breakleys Road, the proposal has been designed to try to address any potential amenity issues which may arise.

No.9 Breakleys Road have raised concerns regarding loss of privacy from the extension's two rear windows which is on lower ground level. The distance between the proposed rear elevation of No120 Dunkirk Avenue and No9 Breakley Road rear elevation is 15m. The two windows proposed at first floor level in the rear elevation have the potential to overlook No. 9 and No.11 Breakley's Road's rear gardens. However, as these proposed rooms are to be an en-suite and a dressing room a condition will be imposed

retaining this as obscured glazing to ensure there is no loss of privacy or overlooking to No. 9 and No11 Breakleys Road. The applicant has agreed to such a condition.

It is considered that the proposed extension will have no adverse impact on the amenities of the occupiers of No.122 Dunkirk Avenue by virtue of the existing dwelling screening the proposed side extension.

No118a Dunkirk Avenue has stated their concerns regarding the loss of light to their rear windows due to the proposed extension. The proposed extension is to the side of the host dwelling above the existing garage. The orientation of the proposed extension is to the north west of the rear windows of No118a Dunkirk Avenue. This northern orientation will limit the loss of direct sunlight into the rear window of No118a Dunkirk Avenue. In terms of the oppressiveness felt from the proposed extension on No118a Dunkirk Avenue rear garden, the first floor element of the proposal will move closer to the shared boundary, however, it is in line with the footprint of the existing garage, and therefore the extension itself will be no closer to No118a Dunkirk Avenue than it is presently. No118a Dunkirk Avenue will still retain a large rear garden beyond the proposed extension.

As such, it is considered that there are no significant adverse impacts on the amenities of neighbours either side of the proposals and, subject to the addition of an obscure glazed en-suite window the submitted scheme complies with policy 8 of the North Northamptonshire Joint Core Strategy which requires new development not to result in an unacceptable impact on the amenities of neighbouring properties.

4. Parking and Highway Safety

Policy 8 of the North Northamptonshire Joint Core Strategy requires new development to have a satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards, and not to have an adverse impact on the highway network nor prejudice highway safety.

The proposal is to the side of the dwellinghouse and will not impact on the existing access and parking arrangements at the site therefore there will be no conflict with the highway network or highway safety in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

5. Other Issues Raised by the Proposal

The construction of the single storey extension with the existing breezeblock approved under KET/2014/0725 is not part of this application. It is noted the objectors want to have the extension rendered as of the approved plan. The applicant has stated that the single storey extension will be finished in render to match the existing dwelling. The applicant has been made aware that if this is not completed enforcement processing's will be commenced against the single storey finish.

Boundary disputes are dealt with outside of the planning process by means of among other things the Party Wall etc. Act 1996 (The Act). The Act provides a framework for preventing or resolving disputes in relation to party walls, party structures, boundary walls and excavations near neighbouring buildings and needs to be complied with in addition to gaining planning permission.

Conclusion

Subject to the imposition of conditions relating to materials and obscure windows, the proposal will comply with policies in the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Jonathan Pavey-Smith, Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date:

