

BOROUGH OF KETTERING

Committee	Full Planning Committee - 31/10/2019	Item No: 5.5
Report Originator	Sean Bennett Senior Development Officer	Application No: KET/2019/0657
Wards Affected	William Knibb	
Location	42 Northampton Road, Kettering	
Proposal	s.73A Retrospective Application: Two and single storey rear extensions and a front dormer window	
Applicant	Mr D Howes	

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 not be carried out other than in accordance with the approved plans detailed below.

REASON: In the interest of securing an appropriate form of development in accordance with policy 8 of the North Northamptonshire Joint Core Strategy

2. The walls and rooves of the extensions, hereby permitted, shall match, in type, colour and texture, those on the existing dwelling.

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

3. The window and rooflights in the upper floor side elevations of the rear two storey extension hereby permitted shall be non-opening and 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 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 upper floor side elevations or roof plane of the rear two storey extension hereby permitted.

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/2019/0657

This application is reported for Committee decision because the applicant is a Council Member

3.0 Information

Relevant Planning History

KET/2005/0991 – Loft conversion – dormer at rear – APPROVED – 15/12/2005

KET/2017/0555 – Conversion of garage to habitable room – APPROVED – 01/08/2017

KET/2018/0728 - Two and single storey rear extensions and a front dormer window – APPROVED by the 20th November 2018 Planning Committee

Site Visit

Officer's site inspection was carried out on 27/09/2019

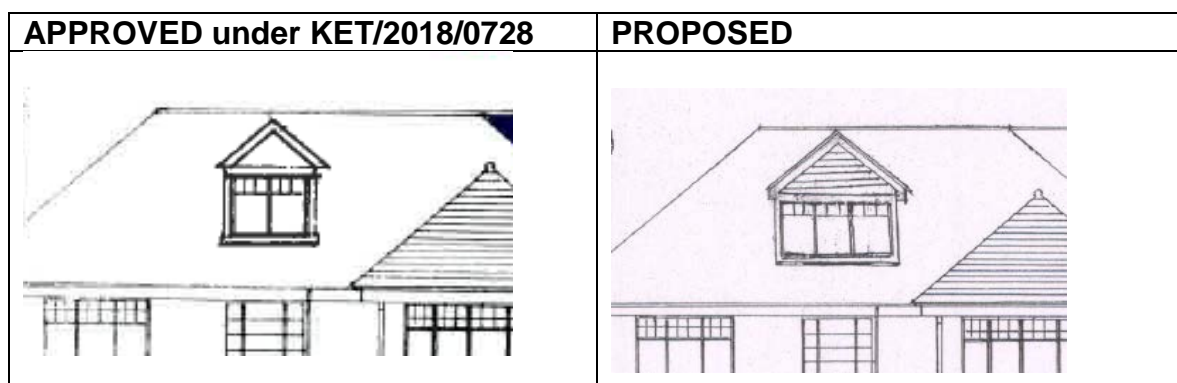
Site Description

The site consists of a detached house with rendered facia and red-brick detailing under a brown-tiled hipped roof and chimney with a full height front bay and forms part of a small linear development of mixed house types set-back from Northampton Road. The approved 2018 development is currently underway.

Proposed Development

The application seeks full planning permission for a two and single storey rear extension and a front dormer and would include the provision of two bedrooms in the roof.

The application is essentially a resubmission of the approved 2018 application with the only difference being an increase in the width of the front dormer from 1.4m width and a double window casement to a 2m wide dormer with a triple window casement. The approved and proposed dormer are shown below for ease of reference:



NOT TO SCALE

The frame of the proposed enlarged dormer (above right) has been put in place, but work has ceased pending the outcome of this application.

Any Constraints Affecting the Site

Access onto a A-Road (A6003)

4.0 Consultation and Customer Impact

No comments received at the time of writing this report

5.0 Planning Policy

National Planning Policy Framework (NPPF):

12. Achieving well-designed places

Development Plan Policies

North Northamptonshire Joint Core Strategy (JCS):

8. Place shaping

Saved Policies in the Local Plan (LP) for Kettering Borough:

Policy 35. Housing: Within Towns

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

Preliminary Matter

Notwithstanding the retrospective nature of the development subject to this application it has been determined on its own individual merits.

The key issues for consideration in this application are: -

1. The principle of the development
2. Impact on the character and appearance of the area
3. Impact on residential amenity
4. Impact on highway safety and convenience

1. The principle of the development

The site is located within the Town's designated boundaries and associated with the dwellings domestic use and thereby complies with Policy 35 of the LP. As such the proposal is acceptable in principle.

2. Impact on the character and appearance of the area

Policy 8 (d) of the JCS seeks development to respond to local character.

The streetscape has no particular defining character and comprises a short row of mixed house types which have seen a variety of extensions over the years together with nearby commercial buildings and bus depot with three storey flats opposite.

The two-storey rear extension has already been approved as proposed under the 2018 application. The surrounding circumstances do not appear to have changed since that permission was granted and therefore the same conclusions apply: Whilst the rear two storey extension is large its cumulative expanse when taken together with the property is reduced by setting it in from the side wall of the existing property and thereby breaks up its expansive nature. The roof of the two-storey rear extension sits proud of the existing roof and has an unusual roof arrangement. However, due to its rear location behind the existing property it would not be conspicuous in the streetscape. As such and particularly given the varied nature of the streetscape the proposal would sit relatively comfortable in its context and would not introduce harm to its visual amenity. Materials shall be conditioned to match.

Turning to the front dormer; it is Officer view that the smaller dormer window approved by the 2018 permission is a more polite prospect than the proposed and thereby this proposal is a retrograde. However, in light of the varied nature of the house types in the area and the pitched roof style as built, it is considered that the large dormer does not harm the host dwelling or the street scene to such a degree that it could be considered to be poor design or an incongruous alien feature within the street scene which would justify a refusal of planning permission.

Consequently, the development complies with Policy 8 (d) of the North Northamptonshire Joint Core Strategy, which seeks, amongst other things, good design and a response to the site's immediate context and local character.

3. Impact on residential amenity

Policy 8 (e) of the JCS seeks to secure a good standard of amenity for all existing and future occupants of land and buildings.

Impacts in this regard are considered to be the same as those considered and accepted in the 2018 application with no discernible changes to surrounding property that may lead to a different conclusion being reached. Nevertheless, for completeness and as permission is being applied for the scheme as a whole this matter is dealt with in full.

Due to the proximity, orientation and relationship of the proposals to neighbouring dwellings they would not result in an adverse impact to neighbours as a result of loss of light, privacy or outlook.

In particular, the neighbouring bungalow to the east at 40 Northampton Road is set further back on the plot than the host property and therefore the extent of the proposed rear projection of the two-storey extension would not have an adverse impact to windows in the rear elevation of that neighbour with no openings in its facing side elevation.

Turning to the neighbour to the west at 44 Northampton Road; the proposed rear single storey extension close to the shared boundary has a modest profile and limited rear projection of 2.8m and therefore would not have an adverse impact to that neighbours' amenities as a result of loss of outlook or light.

There are upper floor windows proposed in the side elevation of the rear two storey extension. These openings however, either serve non-habitable rooms or otherwise there is a double aspect to the rooms that they serve with openings also in the rear elevation and the flat-roof. The windows are illustrated as being obscurely glazed in the drawings and non-opening. To safeguard this arrangement conditions will be attached. The condition shall also extend to the side facing rooflights as given the pitch of the roof and habitable accommodation proposed within the roofspace it is likely that these rooflights could provide a view for future occupiers.

Moreover, a condition shall also be attached preventing the insertion of any additional openings in the upper floor side elevations (including the roof) of the extension. As such with these arrangements and safeguards in place the openings will solely function as a source for light and will not have an adverse impact to neighbour's privacy. There are no dwellings to the rear.

Thereby the proposals would not have an adverse impact to the residential amenities of surrounding dwellings and therefore are considered to be acceptable in this respect.

4. Impact on highway safety and convenience

Policy 8(b) of the JCS seeks to ensure a satisfactory means of access and provision of parking.

The property would retain off-street parking for three cars comfortably and manoeuvring space. Such provision is considered to be sufficient for the extended dwelling and important due to its location with access onto a busy A-road with restricted roadside parking. As such the proposal would not have an adverse impact to highway safety.

Conclusion

In light of the above and with no other material considerations that would justify coming to a different conclusion the proposal is considered to be in accordance with the Development Plan and the NPPF and therefore is recommended for approval subject to the imposition of the conditions laid-out.

Background Papers

Title of Document:

Date:

Contact Officer:

Sean Bennett, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: