

BOROUGH OF KETTERING

Committee	Full Planning Committee - 19/11/2019	Item No: 5.2
Report Originator	Collette Panther Assistant Development Officer	Application No: KET/2019/0468
Wards Affected	Ise Lodge	
Location	45 St Vincents Avenue, Kettering	
Proposal	Full Application: Single storey side extension	
Applicant	Mr D Carroll	

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 development hereby permitted shall not be carried out other than in accordance with the amended plan numbers No3 received by the Local Planning Authority on 28/06/2019 and No4 received by the Local Planning Authority on 15/10/2019.

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

Officers Report for KET/2019/0468

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

3.0 Information

Relevant Planning History

None.

Site Visit

Officer's site inspection was carried out on 17/09/2019.

Site Description

The application site comprises a two-storey semi-detached dwellinghouse built with orange brick under a terracotta coloured tiled roof. Existing features include white/cream coloured render to the first floor of the original front projecting section, headers and cills to windows, white uPVC fenestration, a detached single garage and a front garden. Existing additions include a white uPVC conservatory to the south-east elevation. The rear garden is fully enclosed with 2+ metre high close boarded boundary fencing and the front garden is presented as part of a wider open plan arrangement within the street scene with a dwarf wall.

Surrounding properties form part of the same development and are of a similar character and design which presents a feeling of openness as properties are set back off the footway. Extensions and additions are visible within the immediate and wider street scene.

Proposed Development

This application seeks full planning permission for a single storey extension to the north-east elevation.

Any Constraints Affecting the Site

None.

4.0 Consultation and Customer Impact

A site notice was displayed within the vicinity of the application site on 17/09/2019.

Neighbours

None received at the time of writing this report.

5.0 Planning Policy

National Planning Policy Framework 2019 (NPPF)

Policy 2. Achieving sustainable development

Policy 8. Promoting healthy and safe communities

Policy 12. Achieving well-designed places

Development Plan Policies

North Northamptonshire Joint Core Strategy 2016 (NNJCS)

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. The principle of development
2. Design and impact on the street scene
3. Impact on residential amenity
4. Highway safety

1. The principle of development

Policy 8 of the adopted NNJCS (July 2016) seeks a high standard of design which respects and enhances the character and visual appearance of the surrounding area and protects residential amenity by not resulting in *unacceptable impact caused by means of noise, vibration, smell, light or other pollution, loss of light or overlooking*. Policy 12 of the National Planning Policy Framework also recognises 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.

This application seeks the erection of a single storey extension to the north-east elevation of a residential property which is located in an established residential area to the south-east of Kettering Town Centre. The site is located within town boundary, as required by Policy 35 of the Local Plan.

Furthermore, subject to detailed consideration being given to the impact of the proposed development having an acceptable impact on the character and appearance of the area and residential amenity, in conjunction with ensuring its compliance with National & Local policies, detailed above, the principle of residential development is considered to be acceptable.

2. Design and impact on the street scene

Policies 8 and 12 of the NPPF requires development to be *well-designed* and *safe, healthy, inclusive* environments, these are echoed by respective Policies 8(d) and 8(b) of the NNJCS which require new development to *respond to the site's immediate and wider context and local character* and to *make safe and pleasant streets and spaces*.

This plot presents a unique orientation in the street scene due to addressing the access leading to houses located off the private drive to the rear. The proposed extension would be located on the front elevation and will be only partially visible within the public realm due to being largely screened from public view as a result

of existing boundary treatment which encloses the rear garden. The height of the proposed extension will project marginally above the existing boundary wall between the dwellinghouse and the garage and as such will not be conspicuous in the street scene. As such, the proposed extension is considered to be an acceptable and appropriate form of development.

Provided the materials used are brick to match those on the existing dwellinghouse the proposal will not adversely affect the character and appearance of the existing dwellinghouse and due to its location will not adversely impact upon the character and appearance of surrounding development or the wider street scene.

Overall, and subject to a condition requiring materials to be matching brick to those on the existing dwelling, the proposal accords with Policies 8(d) and 8(b) of the North Northamptonshire Joint Core Strategy in that the new development responds to the site's immediate and wider context and local character.

3. Impact on residential amenity

Policy 8(e) of the North Northamptonshire Joint Core Strategy seeks to protect *quality of life and safer healthier communities* by ensuring new development *does not result in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.*

The proposed extension does not propose any additional apertures than the existing arrangement which, combined with the single storey height and the separation distance to neighbouring dwellings, is not considered to cause adverse harm to the amenities of any neighbouring property by means of loss of light, loss of privacy or overbearing development.

Due to the location, size and form the extension the proposed development is considered to accord with Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy in that the new development does not result in an unacceptable impact upon amenity to neighbouring properties.

4. Highway safety

Policy 8(b) 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 property currently benefits from off-road car parking spaces formed of a driveway and a single detached garage. The existing access and parking arrangements are to remain unchanged by the proposal, as such the proposal is considered to be acceptable in this respect.

Conclusion

Subject to conditions requiring materials to match it is considered that the proposal accords with policies set out in the Development Plan and no other material planning considerations outweigh this, therefore the proposed development is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Collette Panther, Assistant Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date: