

BOROUGH OF KETTERING

Committee	Full Planning Committee - 19/11/2019	Item No: 5.7
Report Originator	Ruth James Assistant Development Officer	Application No: KET/2019/0702
Wards Affected	Rothwell	
Location	15 Moorfield Road, Rothwell	
Proposal	Full Application: Single storey rear extension with insertion of two windows to side elevation. Car port to driveway	
Applicant	Mr & Mrs D Godfrey	

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 extension 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 windows hereby approved on the first floor northwest side elevation of the extension, shall be obscure glazed and permanently fixed shut and non-opening and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of future and adjoining occupiers in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy

Officers Report for KET/2019/0702

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

3.0 Information

Relevant Planning History

None

Site Visit

Officer's site inspection was carried out on 17/10/2019

Site Description

The application site is located to the west of Rothwell within an established residential area and the settlement boundary.

No.15 Moorfield Road is comprised of a detached two-storey dwelling constructed from brown brick with a gable roof and tiled panel detail to the front elevation. There is a single storey detached garage with flat roof, that is set back to the rear. Windows and doors are white uPVC and the site is level.

The front garden area has open access from the main highway and there is parking for up to 3 no. cars to the front and along the drive. There is a brick built wall approximately 2 metres in height that forms the boundary with no's 18 and 20 Matson Close to the south. There is no boundary treatment at the front with the northern neighbour no. 17 Moorfield Road, as the driveway provides the separation and marks the boundary line between the two properties.

To the rear there is a long rear garden of approximately 60 metres, with open fields behind. The garages for the application site and no.17 Moorfield Road are located within the rear gardens on the southern boundary of each respective property. The side walls of the garages form the initial boundary treatments, which then give way to 1.8 metre high fence panels around the remaining perimeter of the rear garden area.

This section of Moorfield Road is typically characterised by uniformly spaced, symmetrical gable roofed, detached houses. Some have small, largely unobtrusive, development, which has little bearing on the simple, repeated form of their hosts. This gives this section of the road an appreciable design rhythm, with a strong and coherent character.

Proposed Development

The application seeks consent for a car port to the southern side of the main dwelling, a single storey rear extension and the insertion of 2 no. windows to the north elevation.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Rothwell Town Council

No objection

Neighbours Notifications were sent out to neighbouring occupiers and a site notice was erected. A response from one address was received.

Comments received from the occupants of 20 Matson Close

- Objection – Concerns regarding the height of the proposed carport, overshadowing and the visual appearance of the design from their rear garden.

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. Principle of development
2. Design, character and appearance
3. Residential amenity

1. Principle of Development

The application seeks consent for a carport, a single storey rear extension and the insertion of 2 no. windows to the north elevation.

The site is located within the designated town boundary; the scheme would therefore strengthen the network of settlements within the borough in compliance with Policy 11 of the North Northamptonshire Joint Core Strategy.

Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of extensions to residential properties provided there is no adverse impact on character, appearance and residential amenity.

Subject to detailed consideration being given to the impact of the proposed scheme, having an acceptable impact on the character and appearance of the area and residential amenity, and ensuring it complies with national and local policies detailed above, the principle of development is considered acceptable.

2. Character and Design

Policy 8(d) of the North Northamptonshire Joint Core Strategy requires new development to respond to the site's immediate and wider context and local character.

The proposed development is comprised of three elements:

1. The construction of a single storey rear extension.
2. The insertion of 2 no. windows in the north elevation
3. The erection of a car port along the southern side elevation

The proposed single-storey extension would be located to the rear of the property on the northern side of the site, along the boundary with no.17 Moorfield Road. An existing conservatory would be removed, and the extension would extend out for distance of 8 metres, have a width of 4.8 metres and a gable roof design with 5 no. roof lights. The eaves height would be 2.1 metres and an overall height of 3.6 metres. Materials would match with the existing and these can be secured by condition.

The street scene to the front would be unaffected by the extension due to its rear location and although the extension would be a substantial length, the gardens of no's 15 and 17 are very long (60 metres) and therefore it is considered that the site is able to accommodate the length of the extension comfortably.

The insertion of 2 no. new windows to the north elevation, would be possible utilising permitted development rights for the property and this is a material consideration. The new windows are not highly visible from within the public realm and as such do not raise any character or design concerns.

The application includes the erection of a car port along the southern side elevation of the host dwelling. This would measure 8.5 metres in length and have a width of 3.4 metres to the front narrowing to 2.6 metres at the rear. The roof would be flat and have a height of 2.5 metres. The car port would be formed of an aluminium frame with a polycarbonate roof covering and would cover the driveway area of the host dwelling along its southern elevation. It would be set back slightly from the front of the property and have a low flat roof. The sides would be open, and the design is not considered to be visually dominating when viewed from the front street scene. Overall, the car port is considered to be modest in scale and uses materials that are simple. It is not considered to create an infilling affect or interrupt the design rhythm of this section of the road.

It is therefore considered the proposed scheme accords with Policy 8(d) of the North Northamptonshire Joint Core Strategy in that it does not impact adversely upon the character of the local area to any significant extent.

3. Residential Amenity

In addition to seeking development to respect the character of an area, Policy 8(e) of the North Northamptonshire Joint Core Strategy seeks to ensure that development prevents harm to the residential amenities of neighbouring properties, such as by reason of overbearing, loss of light or overlooking.

The proposed rear extension would be positioned on the boundary with no. 17 Moorfield Road, adjacent to the garage for this property. The side wall of no. 17's garage forms the boundary between the properties at this point and the boundary treatment is continued along the northern side with 1.8 metre high fence panels and mature planting. The dual-pitched gable roof of the extension would slope away from this neighbour's garden, and the roof lights, positioned at an angle within the roof slope, are not considered to cause adverse overlooking impacts. The southern side of the extension would face towards the garage and garden area belonging to the host dwelling and would contain a single door, whilst the roof pitch on this side would contain 3 no. roof lights. The garage is located on the boundary with the rear garden of no.18 Matson Close beyond. Owing to the garage and separation distance to the southern boundary there are no overlooking impacts towards this neighbour. The main fenestration in the extension is a set of bi-fold doors that overlook the long rear garden and there are no neighbouring properties to the rear.

The orientation of the site means that there is potentially a slight increase to overshadowing from the new extension towards the garden of no. 17. However, given the single-storey height of the proposed extension and the fact that no.17's garage already creates some overshadowing at this point, any potential increase is not considered to be substantial enough warrant a refusal.

2 no. addition windows are proposed for insertion into the northern elevation of the host dwelling. These would face towards no.17 and overlook their driveway. They are to provide additional light to the landing area and kitchen and are shown on drawing no. 360919 as being non-opening and obscurely glazed which protects the occupants of no.17 from potential overlooking impacts. This can be secured by condition to protect the amenity of the occupiers of no.17 Moorfield Road in perpetuity.

The proposed carport would run for a length of 8.5 metres along the southern boundary shared with no. 20 Matson Close. The occupants of no. 20 have objected to the carport element of the proposed development, on the grounds of its height, proximity to their rear garden boundary and visual appearance including overshadowing from the carport. The height of the carport would be 2.5 metres and the roof would be flat. The boundary treatment with no. 20 is comprised of a brick wall of approximately 2 metres in height. This results in the carport extending above the boundary wall for approximately 0.5 metres.

It is accepted that the rear garden area of no.20 is small in comparison to other dwellings within the area. Notwithstanding this the carport is not overly high and the proposed materials are not considered to be visually dominant. The orientation of the site means that there would be no increase to overshadowing upon the rear garden of no. 20 from the carport; any overshadowing impacts would be within the application site. Therefore, the potential impacts from the car port are not

considered to be sufficient to warrant the refusal of the application given its limited height, design and scale.

It is therefore considered that the proposed development is in accordance with Policy 8(e) of the North Northamptonshire Joint Core Strategy in that the new development does not result in an unacceptable impact upon the amenities of neighbouring properties.

Conclusion

Subject to conditions relating to materials and obscure glazing it is considered that the proposal complies with policies within the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Ruth James, Assistant Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: