

BOROUGH OF KETTERING

Committee	Full Planning Committee - 17/12/2019	Item No: 5.10
Report Originator	Alison Riches Development Officer	Application No: KET/2019/0689
Wards Affected	Ise Lodge	
Location	35 Poplars Farm Road, Kettering	
Proposal	Full Application: Raise roof to create first floor with two storey front and rear (north and south) extensions	
Applicant	Mr J Blissett	

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 amended plan numbers, KET/2019/0689/1B, 2B, 3A, and 5A, received by the Local Planning Authority on 21st November 2019 and KET/2019/0689/4A, received by the Local Planning Authority on 6th December 2019.

REASON: In the interest of securing an appropriate form of development in the interests of the character of the area and the amenities of future and neighbouring occupiers 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 be those located and detailed on the amended plans KET/2019/0689/1B and 2B, received by the Local Planning Authority on 21st November 2019.

REASON: In the interests of visual amenity 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 Class C shall be made in the east and west roof planes of the building.

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

Officers Report for KET/2019/0689

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

3.0 Information

Relevant Planning History

KE/03/0915. Ground and first floor extensions to form dormer style dwelling plus detached hobbies/pool building. Refused 01/12/2003.

KE/04/0596. Demolish bungalow and build two-storey dwelling plus detached hobbies/pool building. Disposed of 16/06/2008.

Site Visit

Officer's site inspection was carried out on 01/11/2019

Site Description

The application site is located in the parish of Barton Seagrave to the east of Kettering. It is the most easterly property on the north side of Poplars Farm Road and is adjacent to Parcel R13 of the Hanwood Park development.

The site comprises a small detached single storey cream render covered gable roofed dwellinghouse built in the 1960s, set towards the front of a long narrow plot of land. The front door faces west onto what is currently agricultural land, is located towards the rear of the side (west) elevation in a gable roofed projection. There is a single flat roofed former garage attached to the side (east) elevation which has a further small flat roofed addition to its rear. A flat roofed extension has been added across the width of the rear (north) elevation and there is a single detached gable roofed cream render covered outbuilding along the eastern boundary whose front elevation is in line with the rear elevation of the rear extension. There is a further small gable roofed outbuilding in the rear garden abutting the east boundary towards the rear of the plot.

All windows and doors have been replaced with white PVCu and all windows are reasonably large and have a horizontal emphasis in line with the general style of development in the 1960s.

To the front of the property is a low cream render covered boundary wall, with loo railings to the east and a low wooden panel fence to the west. There is a large gravelled front garden and driveway leading towards the front door, which contains sufficient space for the parking of at least 4 no. vehicles clear of the highway.

The rear garden is surrounded on all by 1.8-metre-high wooden panel fencing and is a relatively long plot at around 48 metres in length.

Surrounding development comprises smaller detached bungalows and large detached and semi-detached mostly hip-roofed dwellinghouses of a variety of

ages and styles, built piecemeal since the 1940s, using a similar palette of materials.

Proposed Development

The originally submitted proposal was for the creation of a two-storey dwellinghouse by raising the roof with the addition of two-storey front and rear (south and north) extensions. The first floor is to be provided mostly within the roof structure and therefore a number of roof lights have been introduced into both the side (east and west) roof planes.

Following neighbour amenity concerns with respect to the length of the resultant building, the first floor of the front extension has been removed and the number of rooflights reduced and moved higher within their respective roof planes.

Amended plans have been provided and the description changed to:

Raise roof to create first floor with single storey front (south) and two-storey rear (north) extensions.

The amendments were reconsulted on for 7 days.

During the application process, following receipt of a Reserved Matters application – KET/2019/0782 – for 368 no. dwellings on parcels R8, R11, R12, R13 and R14 of the Hanwood Park development, a further consultation was carried out with David Wilson Homes as owners of Parcel R13. Parcel R13 is immediately adjacent to the west boundary of the application site.

A further site plan was provided to reduce the number of roof lights shown to match the number of roof lights provided as a result of the above amendment. No further consultation was considered necessary.

Any Constraints Affecting the Site

Bridle Way – VD/036

Housing and Strategic Sites – adjacent to East Kettering Sustainable Urban Extension

4.0 Consultation and Customer Impact

Initial Consultation – 15/10/2019 – 21 days

Neighbours

3 letters of **objection** received from 2 no. addresses.

The material planning considerations are as follows:

33 Poplars Farm Road

- Loss of privacy, loss of light, visual impact, noise and disturbance, highway safety.
- Lack of respect regarding neighbouring amenities turning a 3-bedroom bungalow into a 5-bedroom house.

- The new development will be significantly larger than the original bungalow adversely impacting on my bungalow in terms of overshadowing, loss of light and loss of privacy.
- The sheer size and ugliness will have a visual impact and swamp my home.
- The applicant proposes increase the roof height by 2.0 metres and the length of the original building by almost a third. The proposal will be two-storey with overlooking windows. This is unacceptable.
- The main bedroom of my property will be severely overshadowed by the new roof, blocking out light and sunshine.
- The roof lights along the west side will view straight into the bedroom through the tilt and turn door on the side.
- When looking through the rear patio doors of the bedroom, a large area of sky will be replaced with an enormous roof with roof lights viewing into my home and garden.
- The sun lounge will also be overshadowed, blocking out light and sunshine and will be overlooked by the west side roof lights.
- There is a loft conversion with a good flow of natural light and views down the lane. The proposal will completely block the view and the 6.0+ metres plus roof will take away any view of the sky and make the room very dark.
- There is concern that the design has a roof light completely central to the window, invading my privacy.
- The bathroom has a flat roof with a single frosted sky light. The overshadowing roof of the new house will badly affect the bathroom by blocking out any natural light.
- To the side of the bungalow is a car port with seating area and the applicants roof will tower above and cast a shadow over the whole area. The hall window will lose natural light because of overshadowing.
- The new development will take away every bit of privacy in the garden by way of the roof lights in the west roof plane and the massive glass area of the gable end on the north. I doubt if there will be any morning sun on any of the patio.
- The garden will be in full view of the proposed north gable end window removing all privacy.
- There is already an issue with parking in the narrow road and there will be loss of at least one parking space due to the south side extension and doubling the size of the property will enable more visitors to stay causing more chaos in the narrow road.
- The numerous roof lights will allow for more noise and will impact on the once peaceful area.
- The two en-suite and landing windows on the west are lower down allowing people to stand at these windows.
- The applicant has failed to take into account any impact on my property. The absurd monstrosity is totally unacceptable to a neighbouring single storey bungalow.
- Cedar cladding will have a domineering effect on the area.

Comments regarding the sewers is not a material planning consideration.

10 Westleigh Road

- Directly behind the proposed development.
- Concerned at the scale/number of windows to the proposed rear extension and the impact this may have on the privacy of our garden, kitchen, dining room and master bedroom by virtue of being overlooked.

Reconsultation – 21/11/2019 – 7 days

Neighbours

3 letters of **objection** from 2 no. addresses.

The material planning considerations are as follows:

33 Poplars Farm Road

- Objecting again as still very little consideration shown for the effect of the proposal on my property.
- In respect of removing the second storey from the south elevation I appreciate I will continue to enjoy the view from my loft conversion; however, the applicant still plans to raise the height of the original roof and build the two-storey north extension.
- The overall height and length will overshadow my bungalow and garden and block light from this room. My loft conversion is used for various reasons where light is essential.
- The applicant is still intending to use red cedar cladding which will be an absolute eyesore from my loft conversion. It will look like a colossal garden shed floating through the sky.
- The applicant is still proposing to have roof lights looking down into my loft conversion. Admittedly, they are to be moved up the roof but by doing so there will be an even better viewing range into the room.
- Whatever height the windows are will not safeguard privacy as there is nothing to stop anybody from standing on steps to view out. I am not willing for my grandchildren to become victims of any observers.
- The amended plans show six roof lights on the west side overlooking my property. Even by putting these higher up the roof, it will not protect privacy as access can be easily obtained by standing on something. I assume they will need cleaning so there is a certainty there will be an invasion of privacy.
- There will be an exemplary view into the large tilt and turn window in the side of my bedroom. They will also be able to look into my sun lounge, onto my patios and even the whole of my rear garden. It is very intrusive having overlooking windows. Also, the noise levels from these windows will be unbearable.
- The floor to ridge gable end window in the north side has not been addressed. The window will view practically the whole of my rear garden and into the neighbouring gardens and windows. The plans clearly do not consider the privacy or amenities of anybody in the area.
- The proposal results in a poorly designed property which is visually unattractive and preposterously oversized for the area. Both my

bungalow and garden will be made to feel totally enclosed which will seriously affect the wellbeing of myself and my family.

- I do not see how removing just over 2.0 metres from the length on the south side will make much difference to the impact, although removing the second storey is acceptable. The proposed length will be 21.0 metres which is 8.0 metres longer than the original building, a considerable increase in length.
- The plans do not show any measurements for the original building. It does appear the proposed roof will be approximately 7.5 metres which is 2.5 metres higher than this bungalow.

10 Westleigh Road

- Presume the previous comments still stand as the issues are still present in the revised plans.

Additional Consultation – 22/11/2019 – 21 days

David Wilson Homes (Developer for Parcel R13 of Hanwood Park)

- No comments received.

5.0 Planning Policy

National Planning Policy Framework

Policy 5. Delivering a sufficient supply of homes

Policy 9. Promoting sustainable transport

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

Policy 29. Distribution of New Homes

Saved Policies in the Local Plan for Kettering Borough

K15. Kettering: Character and Density in Defined Housing Areas

6.0 Financial/Resource Implications

None

7.0 Climate Change Implications

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development. National planning policy and guidance is clear that effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is properly considered

alongside the broader issues of protecting the global environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The development plan comprising the North Northamptonshire Joint Core Strategy, Local Plan and Kettering Town Centre Action Plan makes clear the importance of climate change and seeks to create more sustainable places that are naturally resilient to future climate change. This will be further amplified by the emerging Site Specific Part 2 Local Plan once adopted which is being prepared within this context. Policies contained within the Part 2 Local Plan will help contribute towards a reduction in greenhouse gas emissions and will secure that the development and use of land contributes to the mitigation of, and adaption to, climate change.

8.0 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

1. The Principle of Development

The application site is in an established residential area in the parish of Barton Seagrave to the east of Kettering.

Policies 11 and 29 of the North Northamptonshire Joint Core Strategy direct development to existing urban areas and indicate that Kettering is a 'Growth Town' and, therefore, should provide a focal point for development.

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 the highway network.

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

2. Character and Appearance

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

The existing dwellinghouse on site is a linear single storey dwellinghouse which has had some single storey flat roof rear extensions added to it as well as converting the single garage at the front of the property to a habitable room. The original proposal was to raise the roof and to provide a one-and-a-half

storey dwellinghouse with rooms in the roof, including extending to the front and rear.

Due to concerns with the amenities of neighbouring occupiers, which is discussed in section 3, the proposal was amended to remove the first-floor front extension, providing a single storey front extension with a roof over it and the adjacent former garage.

Objections have been received regarding the size of the resultant proposal, the proposed materials and its impact on the character and appearance of the area.

The dwellinghouse is located towards the front of a long narrow plot of land with the short side elevation of the bungalow facing onto the highway in Poplars Farm Road. The front, longer elevation faces east onto what is currently open countryside, but which will form part of a scheme for 368 no. dwellinghouses as Parcel R13 of the Hanwood Park development.

The proposal has been designed to extend the length of the existing bungalow front to back, reflecting the existing linear form, and although the length is being considerably extended, it is considered that there will not be an adverse impact on the character and appearance of the area by virtue of the proximity of surrounding residential properties, both existing and proposed, which will restrict views of the resultant building in the public realm.

With respect to the use of materials, the applicants propose to use Cedar cladding on the side (east and west) elevations at first floor level between the existing and proposed eaves levels. All other areas of the proposal are to be rendered to match that on the existing bungalow. Although Cedar cladding is not a material generally associated with the surrounding residential development, the surrounding properties have been built in a variety of styles and in a range of materials such that there is no overriding character. The proposed cladding is limited to a band on each side of the resultant property, no more than 2 metres in height, and subject to a condition requiring the proposal to be built in accordance with the approved plans, it is considered that this will not adversely impact on the character and appearance of the dwellinghouse, surrounding development or the wider street scene. This is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Residential Amenity

Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy seeks to protect amenity by new development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

The proposed extensions and alterations have given rise to a number of objections in terms of the impact in particular on the amenities of the occupiers of the adjacent property to the side (west) at No.33 Poplars Farm Road and to the rear (north) at No.10 Westleigh Road.

It is considered no other neighbouring occupiers will be affected by the proposal, so its impact is discussed in terms of the above 2 sets of neighbouring occupiers.

With respect to the neighbouring occupier to the rear (north) at No.10 Westleigh Road, this neighbour has objected to the scale and number of windows in the proposed rear extension and the impact this may have on the privacy of their garden, kitchen, dining room and master bedroom by virtue of being overlooked.

The proposal to the rear of the property will extend 4 metres further north into the garden and will have a first floor added above this and the existing single storey rear extension. As the rear boundary with No.10 is angled, the resultant rear elevation will finish between 39 and 43 metres from the rear boundary.

No.10 also benefits from a long narrow plot of land and was extended to the rear by at least 7 metres following planning permission granted in 2009 by KET/2009/0397. This has left these neighbouring occupiers with a rear plot of between 33 and 37 metres.

It is considered that the separation distance of, on average, 76 metres is such that there will be no adverse impact on the amenities of either future or neighbouring occupiers by reason of overlooking or a loss of privacy.

With respect to the adjacent neighbours to the side (west) at No.33 Poplars Farm Road, these neighbours have objected on a number of issues relating to a loss of daylight and sunlight, overlooking and a loss of privacy and an overbearing impact.

The side elevation of the existing bungalow on site is inset from the west boundary with No.33 by the width of the former garage, approximately 2.5 metres, and the side elevation of No.33 is set away from their boundary with the application site by the width of a car port and an entrance porch, a distance of approximately 3.5 metres. As such, there is a separation distance of approximately 6 metres between the two properties.

No.33 has a roof in their roof with a sole window facing east towards the application site. Currently this window has views of the roof of the application site to the rear and to the front, of Poplars Farm Road and the dwellinghouses on the south side of the road and the open countryside beyond.

The original proposal would have extended forward of the existing front elevation and upwards and it would have resulted in all views from this neighbouring window being of the proposed development. In addition, due to the orientation of the window in No.33 and the path of the sun, it was considered that, despite there being a reasonable separation distance, there would have been an unacceptable sense of enclosure and a loss of daylight and sunlight to this roof window. As a result, the applicants amended the plans to remove the first-floor element at the front of the proposal to retain the outlook and the level of daylight and sunlight to this neighbouring window. It

is therefore considered that the proposal will not lead to an unacceptable loss of amenity in terms of this neighbouring roof window.

With respect to the proposed extensions to the rear, No.33 has objected to a loss of daylight and sunlight to habitable rooms at the rear of their property. The rear element of the proposal will extend a further 4 metres from the existing single storey rear extension and will extend above both. The increase in the eaves height will be 2 metres and result in a one-and-a-half storey dwellinghouse and it is considered that, although the proposal will extend further into the rear garden, the separation distance of 6 metres between the two properties means that there will not be a significantly adverse impact on the amenities of these neighbouring occupiers by reason of a loss of daylight and sunlight.

In terms of a loss of privacy and overlooking, the proposed rear (north) elevation of the proposal contains a large area of glazing at first floor level serving a bedroom, and this part of the proposal will extend 8 metres further into the rear garden than the existing rear elevation of the original dwellinghouse.

The neighbouring occupiers are concerned that their garden will be overlooked by the proposal and consideration was given to reducing the length, however, by bringing the rear elevation nearer to the existing one, this would have resulted in a proposal with greater views over the rear garden of No.33. It is accepted that there will be some overlooking however this does not include the private rear amenity space immediately adjacent to the rear of No.33. On balance, it is considered that although there will be some overlooking, this is not significantly over and above that which would be expected in residential areas where adjacent neighbours are in close proximity to each other.

No.33 has also objected to the fact that the number of roof lights proposed would lead to an unacceptable level of overlooking and a loss of privacy. During the planning application the applicants reduced the number of roof lights proposed on both the east and west roof planes and have provided a sectional diagram to show that they will be located within the roof planes at a level above 2 metres in height. As such, it is considered that, subject to a condition preventing further openings, and for the proposal to be built out in accordance with the approved plans, this part of the proposal will not lead to a loss of amenity to the neighbouring occupiers by reason of a loss of privacy and overlooking.

As such, subject to conditions preventing further openings, and for the proposal to be built out in accordance with the approved plans, the proposal is considered to be in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. Parking and Highway Safety

Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

The current parking provision is provided by a relatively large gravelled front garden and a driveway to the side of the property which can accommodate in excess of 5 no. vehicles clear of the highway. The front garden has 2 no. vehicular access points.

An objection has been received regarding parking in the area, and although the lane outside the property is not adopted highway, and the proposal will result in the loss of an area of the front garden but it is considered that remaining parking provision in the front garden is adequate to accommodate a sufficient number of parked vehicles clear of the highway, access and manoeuvring, such that it accords with Policy 8 of the North Northamptonshire Joint Core Strategy.

Conclusion

Subject to conditions requiring the proposal to be built out in accordance with the submitted plans and in materials detailed on those plans, and for no further openings in either the east and west roof planes, the proposal is considered to accord with policies in the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Alison Riches, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

