

BOROUGH OF KETTERING

Committee	Full Planning Committee - 14/01/2020	Item No: 5.2
Report Originator	Jonathan Pavey-Smith Development Officer	Application No: KET/2019/0585
Wards Affected	Desborough St. Giles	
Location	12 Mayfield Road, Desborough	
Proposal	Full Application: Ground floor and basement extension to rear	
Applicant	Mr S Tugwell	

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.

Officers Report for KET/2019/0585

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 01/11/2019.

Site Description

The application site is located at the eastern end of Desborough in an established housing area, built in the 1960s.

The application property is a three-storey semi-detached dwellinghouse which is split on two levels. The rear garden is a full storey below the driveway to the front. The host dwelling has a concrete tile roof, all windows and doors are white PVCu and the fenestration at both ground and first floor level has a generally horizontal emphasis.

Surrounding properties form part of the same development and are of the same style and design.

Proposed Development

The proposal is for the following two storey extension to the rear. The proposal comprising a sitting room at ground floor level and a kitchen at first floor level.

Amended plans were received to reduce the southern elevation's projection. The maximum projection of the rear extension is 4m. These amendments were re-consulted with neighbouring properties.

Any Constraints Affecting the Site

None.

4.0 Consultation and Customer Impact

Neighbours

Comments have been received from No10 Mayfield stating that there are concerns regarding the loss of light entering the rear rooms kitchen and conservatory from the proposed extension.

5.0 Planning Policy

National Planning Policy Framework

Policy 4. Promoting sustainable transport

Policy 6. Delivery a wide choice of high-quality homes

Policy 7. Requiring good design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1. Presumption in favour of Sustainable Development

Policy 8. North Northamptonshire Place Shaping Principles

Policy 11. The Network of Urban & Rural Areas

Local Plan for Kettering Borough

35. Housing: Within Towns

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 adaptation 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

1. The Principle of Development

The application site is in an established residential area to the eastern of Desborough Town Centre. Policies 11 and 8 of the North Northamptonshire Core

Spatial 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

Policy 8(d) of the North Northamptonshire Joint Core Strategy requires new development to reflect, respect and enhance the character of its surroundings.

The proposed two-storey rear extension will not be visible in the public highway of Mayfield Road. The existing dwelling will completely screen the extension from the road to the front. The proposal has 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.

As such, subject to the imposition of a condition requiring matching materials, the proposal complies with policy 8(d) of the North Northamptonshire Core Spatial Strategy which requires new development to reflect the character of its surroundings.

3. Residential Amenity

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

No10 Mayfield Road has stated their concerns regarding the loss of light to their rear windows due to the proposed extension. The orientation of the proposed extension is to the south of the rear dining room window of No10 Mayfield Road. This southern orientation will lead to some the loss of direct sunlight into the rear room windows of No10 Mayfield Road. Nevertheless, the projection of the extension is limited at 4m and with a shallower 15 degrees roof pitch reducing the massing of the extension. It is considered the loss of light to No10 Mayfield Road will not be significant enough to warrant a reason for refusal. There is a 2m gap separating the extension and No10 Mayfield Road's side elevation and No10 Mayfield Road will still retain a large rear garden beyond the proposed rear extension.

It should be noted that the amended plan received on the 7th of November reduces the impact on the rear kitchen window of No14 Mayfield the attached neighbour to an acceptable level.

As such, it is considered that there are no significant adverse impacts on the amenities of neighbours either side of the proposals and, therefore with the amended plans, the scheme complies with policy 8 (e) of the North Northamptonshire Joint Core Strategy which requires new development not to result in an unacceptable impact on the amenities of neighbouring properties.

Conclusion

Subject to the imposition of conditions relating to materials, the proposals comply with policies in the Development Plan and are recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Jonathan Pavey-Smith, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: