

BOROUGH OF KETTERING

Committee	Full Planning Committee - 14/01/2020	Item No: 5.5
Report Originator	Alison Riches Development Officer	Application No: KET/2019/0749
Wards Affected	Slade	
Location	5 Coxs Lane, Broughton	
Proposal	Full Application: Single storey side extension	
Applicant	Mr D Bland	

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 approved plans and details listed below.

REASON: In the interest of securing an appropriate form of development in the interests of the character and appearance of the area and the amenity of surrounding occupiers in accordance with Policy 12 of the National Planning Policy Framework and 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 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/2019/0749

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

3.0 Information

Relevant Planning History

KET/2018/0594. Conversion of garage to habitable room. Approved 28/09/2018.

KE/91/0230. Erection of six new dwellinghouses. Approved 21/05/1991.

Site Visit

Officer's site inspection was carried out on 22/11/2019.

Site Description

The application site is located in a roughly triangular plot in an established residential area in the Conservation Area, to the north of Broughton village.

The property is at the junction of Crane Close with Cox's Lane and the front elevation addresses Cox's Lane. It is a detached two-storey L-shaped red brick dwellinghouse with a grey concrete tile gable roof. The front gable projection contains a one-and-a-half sized integral garage at ground floor level with a habitable room above with a Tudor-style cream render decorative panel with black edging on the front elevation.

On the main front elevation are two eaves levels roof dormers also with cream render and black edged decorative Tudor-style panelling above. There is a hip-roofed tiled canopy above the front door which extend across the front elevation bow window.

To the front of the property is a large tarmacked triangular shaped driveway leading to the integral garage, which has sufficient space for the parking of at least 4 no. vehicles clear of the highway. To the side of the property is a grassed front garden which faces onto Cox's Lane. The front garden is bounded on all sides by low post and rail wooden fencing. The rear garden is separated from the front by 1.8-metre-high wooden panel fencing and established planting to all boundaries.

The property is one of 6 no. detached two-storey dwellinghouses built out on a piece of infill land, following planning permission granted in 1991. The properties are of similar designs and in a similar palette of materials.

Proposed Development

The proposal is for a single storey gable roofed extension to the side (southeast) elevation.

Any Constraints Affecting the Site

Within Broughton village Conservation Area

4.0 Consultation and Customer Impact

Broughton Parish Council

- No comments received.

Neighbours

DLP Planning on behalf of 3 Cox's Lane

- **Objection.**
- Previous approval KET/2018/0594 was amended to remove the proposed detached garage presumably because of concerns regarding its impact on both neighbour amenity and the character and appearance of the street scene along Cox's Lane.
- Comparisons can be made between the proposed garage of the previous application and the current proposal, namely in the impact this will have on the character and appearance of the street scene.
- The dwelling occupies a prominent corner plot at the junction with Crane Close where it is orientated in the street scene to address the junction on the approach from the west.
- At present the degree of set back from the adopted highway gives a relatively open feel to this side of Cox's Lane, whereas the proposed extension, even at single storey level, will add a sense of enclosure.
- The proposed extension would appear incongruous in the street scene to the detriment to its character which is contrary to the place shaping principles of North Northamptonshire Joint Core Strategy policy.
- In addition, it is considered that the proposed extension would have an overshadowing effect on the rear garden of No.3 Cox's Lane where the current gap between the properties allows a small amount of light to penetrate through. If the gap is filled in by the proposal, the garden will be in shade for most of the day given the position of No.5.

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

Policy 16. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 2. Historic Environment

Policy 8. North Northamptonshire Place Shaping Principles

Policy 11. The Network of Urban and Rural Areas

Policy 29. Distribution of New Homes

Neighbourhood Plan for Broughton

P3. Development Design

Saved Policies in the Local Plan for Kettering Borough

RA3. Rural Area: Restricted Infill Villages

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

1. The Principle of Development

The application site is in an established residential area within the Conservation Area to the north of Broughton. Broughton is also defined as a restricted infill village by saved policy RA3 of the Local Plan for Kettering Borough, where policy RA3 is supportive of proposals for residential development in established residential areas in principle.

Section 72(1) of the Act requires Local Planning Authorities to have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas.

Paragraph 200 of Policy 16 of the National Planning Policy Framework requires Local Planning Authorities to look for opportunities for new development within Conservation Areas to enhance and better reveal their significance.

Policies 11 and 29 of the North Northamptonshire Joint Core Strategy direct development to existing urban areas and indicate that Broughton as part of Kettering rural is a tertiary focal point for limited development, such as extensions, after the growth town of Kettering and the smaller towns of Burton Latimer, Desborough and Rothwell.

Policy 3 of the Broughton Neighbourhood Plan relates to Development Design and more specifically to new housing 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.

Policy 2 of the North Northamptonshire Joint Core Strategy requires new development to complement the surrounding historic environment through form, scale, design and materials.

The proposal is for a single storey dual pitch roofed extension to be added to the side (southeast) elevation facing the highway in Cox's Lane.

A letter of objection has been received on behalf of the adjacent neighbour at No.3 Cox's Lane concerned that due to the prominent location and degree of set back of the application site dwelling, the proposal would lose the relatively open feel to the north side of Cox's Lane, adding to a sense of enclosure, and appearing incongruous in the street scene to the detriment of its character and appearance. The objection also makes a comparison with the removal of a proposed detached garage at the site from a previous approval under reference KET/2018/0594 due to character and appearance concerns.

The proposal has been designed to be a small-scale subordinate single storey extension to the side (southeast) of the existing dwellinghouse. It will extend 3.8 metres from the side elevation and has been designed to reflect the roof style and pitch of the existing main roof of the dwellinghouse. It is proposed to use materials matching those on the existing dwellinghouse.

The application site does occupy a prominent position within the street scene at the junction of Cox's Lane with Crane Close and has been located within its plot such that it is set back from the highway loosely in line with the adjacent property at No.3 Cox's Lane, however, there is not a strong regular building line along Cox's Lane and the properties at either end of the lane abut the back of the highway edge.

The proposed extension, although extending forward of the existing side elevation, is single storey, 3.8 metres wide and has been designed to be reflective of the proportions and materials used in the existing dwellinghouse. As such, it is considered that its small size and subordinate nature will not lead to a loss in the open feel of the area or provide an incongruous addition to the surrounding area and wider street scene. It is also considered that a comparison cannot be made between the proposed extension and the large detached double garage for KET/2018/0594 which was removed from the approved scheme due to its bulk and massing in the southeast corner of the site. The garage for KET/2018/0594 measured 6.4 x 6.6 metres with an eaves height of 2.6 metres and a maximum height of 3.8 metres and abutted the front boundary with Cox's Lane and the side boundary with No.3 Cox's Lane.

As such, it is considered that subject to conditions requiring the proposal to be built out in accordance with the submitted plans and in materials to match those on the existing dwellinghouse, the scheme will not lead to an adverse impact on the character and appearance of the existing dwellinghouse, surrounding development, the wider street scene or the Conservation Area, which is in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

3. Residential Amenity

The National Planning Policy Framework in Policy 12, paragraph 127(f) seeks to ensure that development creates places with high standards of amenity for existing and future users.

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.

In addition to the character and appearance concerns, the letter of objection received on behalf of the occupiers of No.3 Cox's Lane, also states concerns regarding the loss of openness resulting in a sense of enclosure, and an overshadowing effect on the rear garden of No.3 due to a loss of light caused by the infilling of the gap between the application site and No.3. The objection also makes a comparison with the removal of a proposed detached garage at the site from a previous approval under reference KET/2018/0594 due to the adverse impact on neighbour amenity.

The proposal has been designed to be a small-scale subordinate single storey extension to the side (southeast) of the existing dwellinghouse, which will extend 3.8 metres from it. Although the proposal is located in the gap between the application site and No.3, it is single storey and does not extend across the whole of the space available. In addition, due to the orientation of the existing dwellinghouse in relation to the highway in Cox's Lane and its relationship with No.3,

it is considered that the proposal will not lead to a loss of openness or a sense of enclosure in relation to the wider street scene, which is in accordance with Policy 12 of the National Planning Policy Framework.

With respect to a loss of light and overshadowing of the garden of No.3 Cox's Lane, the rear garden of No.3 is north facing and together with the orientation of the existing dwellinghouse at the application site, means that any direct sunlight to the rear garden of No.3 is already limited by these existing buildings. The proposal sits adjacent to the flank elevation of No.3 and due to the angle between the two properties it is considered that a single storey extension is unlikely to significantly impact on any loss of daylight or sunlight, over and above that already experienced by the relationship of the two properties and the path of the sun.

Conclusion

Subject to conditions for the proposal to be built out in accordance with the submitted plans and in materials to match those on the existing dwellinghouse, the proposal is in accordance 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: