

BOROUGH OF KETTERING

Committee	Full Planning Committee - 14/01/2020	Item No: 5.7
Report Originator	Louisa Johnson Development Officer	Application No: KET/2019/0771
Wards Affected	St. Peters	
Location	32 Thurston Drive, Kettering	
Proposal	Full Application: Conversion of part of garage to habitable accommodation with first floor extension above. Infill porch to front	
Applicant	Mr & Mrs Nanayakkara	

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 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 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.

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 Classes A or C shall be made in the South elevation or roof plane of the building facing 11 Roadins Close.

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

Officers Report for KET/2019/0771

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 21 November 2019.

Site Description

The application site is a detached two storey house with an attached double garage and parking to the front of the property, the property is a 'L' shape with the garage adjacent to the street.

Proposed Development

The application is for the conversion of part of the garage to habitable accommodation and the erection of a first floor extension above. The proposal also includes infilling the porch to the front elevation.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Neighbours

One letter of objection has been received on the grounds of overshadowing, overlooking and loss of privacy.

5.0 Planning Policy

National Planning Policy Framework (NPPF) 2019:

Policy 2: Achieving a sustainable development

Policy 12: Achieving well-designed places

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 1: Presumption in favour of Sustainable Development

Policy 8: North Northamptonshire Place Shaping Principles

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. Principle of Development
2. Impact on the character and appearance of the area
3. Residential amenity

1. Principle of Development

The application seeks the conversion of an existing garage to habitable space, a first floor extension and infill to the front porch.

Policy 8 of the adopted NNJCS (July 2016) seeks a high standard of design which respects and enhances the character and visual amenity of the surrounding area. Paragraphs 56, 58 and 64 of the National Planning Policy Framework also recognise 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.

Subject to detailed consideration of the impact of the works, having an acceptable impact on the character and appearance of the area and residential amenity the development is considered acceptable in principle.

2. Impact on the character and appearance of the area

The site is located on Thurston Drive. The proposal is for the conversion of an existing garage to habitable space, a first floor extension and infill to the front porch.

The proposed conversion of the garage would involve splitting the existing double garage in two, half would remain as a garage and the other half would be used as habitable space. This would involve changing the large garage door to a window and smaller garage door.

The first floor extension would be above the garage and would extend the existing two storey element. The proposed extension would measure approximately 2.7m wide, 3.7m deep and 7.2m in height to match the ridge of the existing two storey element.

The proposed porch infill would measure approximately 3.7m wide, 0.8m deep and 2.7m in height.

The proposed works are considered to be in keeping with the character of the host property.

Overall the proposal will have an acceptable impact on the character and appearance of the area and accords with the relevant parts of Policy 12 (NPPF) and Policies 7 and 8 (NNJCS).

3. Residential Amenity

Policy 8 of the NNJCS requires that development does not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking.

The site shares a side boundary with 11 Roadins Close, an objection has been received from no. 11 on the grounds that the proposal would result in overshadowing, overlooking and loss of privacy.

The proposed extension would be set approximately 1.5m off the boundary with no. 11 and would continue an existing two storey element.

The proposed extension would be north of no. 11 therefore it is considered that it would not cast shadow over the garden or rear elevation of no. 11. In regard to overlooking, the rear elevation of the proposed extension would be blank and this could be controlled by condition to prevent overlooking, therefore it is considered that the proposal would not result in a loss of privacy. Therefore it is considered that subject to a condition as set out above, the proposal would not have a detrimental impact on 11 Roadins Close.

The site shares a side boundary with 30 Thurston Drive, the proposed extension would be approximately 6m from the side boundary with no. 30 and the windows would look over the front parking of no. 30. Given this separation distance it is considered that the proposal would not have a detrimental impact on 30 Thurston Drive.

The site shares a rear boundary with 10 Roadins Close and 13 Settlers Field, however the proposed works would be screened by the existing house at the site. Therefore it is considered that the proposal would not have a detrimental impact on 10 Roadins Close and 13 Settlers Field.

Therefore it is considered that there will be no unacceptable impact on the amenity of neighbouring residents through this proposal, subject to conditions, in accordance with policy 8 of the NNJCS.

Conclusion

The proposal is acceptable in principle and in terms of its impact on the character and appearance of the area and residential amenity. Subject to conditions the proposed development is acceptable and recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Louisa Johnson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: