

## PLANNING COMMITTEE

Wednesday 24<sup>th</sup> June 2020 at 6.00pm  
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**This is a virtual meeting of the Planning Committee to be held using Zoom and live-streamed via YouTube.**

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# **A G E N D A**

1. Apologies
  
2. Declarations of Interest
  - (a) Personal
  - (b) Prejudicial
  
3. Minutes of the meetings held on 18<sup>th</sup> May 2020 to be approved as a correct record and signed by the Chair
  
4. Any items of business the Chair considers to be urgent
  
5. Planning Application Reports

**BOROUGH OF KETTERING**

**PLANNING COMMITTEE**

**Meeting held: 18<sup>th</sup> May 2020**

**Present:** Councillor Ash Davies (Chair)  
Councillors Linda Adams, Scott Edwards, David Howes,  
Clark Mitchell, Jan O'Hara, Mark Rowley, Greg Titcombe,  
Lesley Thurland

**20.PC.01 APOLOGIES**

Apologies for absence were received from Councillors Shirley Stanton and Cliff Moreton.

It was noted that Councillor David Howes was acting as a substitute for Councillor Shirley Stanton and Councillor Scott Edwards as a substitute for Councillor Cliff Moreton.

**20.PC.02 MINUTES**

**RESOLVED** that the minutes of the meetings of the Planning Committee held on 10<sup>th</sup> March 2020 be approved as a correct record

**20.PC.03 DECLARATIONS OF INTEREST**

None

**20.PC.04 ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

None.

**20.PC.05 PROTOCOLS FOR REMOTE PLANNING COMMITTEES**

The Interim Head of Development services provided a report in which a recommendation was being sought to adopt temporary protocols to enable the Planning Committee to be held remotely, so that it can take place and properly function during the COVID19 lockdown and any subsequent restrictions on meeting or gatherings.

Councillor Jim Hakewill virtually attended the committee and addressed members in line with the council's right to speak policy. Councillor Hakewill raised concerns regarding the nature in which the procedures were being brought before the Planning Committee and not before the Research & Development Committee.

Members were informed that Secondary legislation in the form of The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 came into effect on 4th April 2020 which allows for and sets out the requirements for holding remote meetings. These Regulations would then apply until the 7th May 2021.

Details were then provided to members regarding the necessary changes to the councils meetings procedure rules and policies in relation to virtual meetings and how these compare to existing arrangements.

During debate, concerns were raised by members regarding residents that do not have access to IT requirements needed to view or take part in the virtual meetings.

It was noted that officers would explore the options available in order to facilitate any member or member of the public who does not have access to IT or the internet so that they are not discouraged from taking part in any virtual meeting of The Council.

**RESOLVED**

That the Planning Committee unanimously:

- i) Approved the procedures and protocols set out in Appendix 1, 2 and 3 and approve the use of video-conferencing software to enable Council Committees to be held remotely for the duration of the period set out in the Coronavirus Act 2020.
- ii) Approved the proposed temporary amendments to meeting procedures, as set out in Appendix 2, to enable the provision of remote meetings.
- iii) Approved officers recommendations that details of revised protocols and procedures for members and the public to access remote meetings be posted on the Council's website.

**20.PC.06**

**SCHEME OF DELEGATION – TEMPORARY AMENDMENTS**

A report was submitted to members which sought to seek approval to adopt temporary amendments to the scheme of delegation for planning applications to allow for the proper functioning of a virtual planning committee and decision making during the COVID19

lockdown.

As part of the officers report an update was provided which stated that the Ministry of Housing, Communities and Local Government (MHCLG) had issued further guidance on planning issues following the partial lifting of the lockdown on 13<sup>th</sup> May 2020.

Members heard that in order to efficiently continue to make effective and timely decision making in respect of planning applications it was the Government's opinion that Virtual Planning Committees combined with a revision to delegated authorities will enable Local Planning Authorities to support the economic recovery and not delay planning permissions where proposals are acceptable.

Without some degree of increased temporary delegation it is considered that the backlog of undetermined applications will continue to increase and effective decision making on planning applications for the Council will be significantly impacted.

It was then heard that the current workload results in an average of 8-10 planning applications needing to go to committee each month. Due to the cancellation of previous committees the department currently has 25 applications awaiting determination which unless the delegations are revised would take three committee meetings in normal circumstances to clear the backlog. The Planning Committee has also been required to meet more frequently in recent months due to the volume of applications needing to be determined and the number of deferrals created.

Councillors Jim Hakewill and Maggie Don addressed the meeting and raised concerns in relation to the increase in the required number of objections to trigger an application to be determined by The Planning Committee. Councillor Hakewill and Don stated that the amendment to the scheme of delegation if approved would have a detrimental effect on the way residents would be able to raise concerns regarding Planning Applications.

During debate councillors raised concerns regarding the increase in the number of objections as part of the recommendation. Councillors stated that residents' concerns would not be dealt with appropriately or lost.

Following debate Councillor Thurland proposed and Councillor Howes seconded the officer's recommendation for the approval of a temporary amendment to the Scheme of Delegation to the Head of Development Services to allow for the effective and efficient operation of virtual planning committees. This would increase the required number of objections to trigger an application be determined by committee from one (1) to five (5).

(Voting: For 0, Against 7, Abstain 1)

The Officers recommendation was therefore defeated.

*(The meeting started at 6.30 pm and ended at 8.22 pm)*

*Signed.....*

*Chair*

**BOROUGH OF KETTERING**

<b>Committee</b>	<b>Full Planning Committee - 24/06/2020</b>	<b>Item No: 5.1</b>
<b>Report Originator</b>	<b>Amy Shepherdson Development Officer</b>	<b>Application No: KET/2020/0075</b>
<b>Wards Affected</b>	<b>All Saints</b>	
<b>Location</b>	<b>81 Blandford Avenue, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Conversion of garage to habitable accommodation with front and rear extensions and increased roof height</b>	
<b>Applicant</b>	<b>Ms L Hyde</b>	

**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 annexe hereby permitted shall not be occupied other than as part of the single residential use of the dwelling known as 81 Stamford Road and in accordance with the details set out in the approved letter dated 27th February 2020, submitted by Alan J Currall Ltd on behalf of the applicant.

REASON: The site is in an area where new dwellings are not normally permitted in the interests of amenity in accordance with Policy 11 of the North Northamptonshire Joint Core Strategy and to ensure that the development is indeed operated as an annexe

## Officers Report for KET/2020/0075

This application is reported for Committee decision because the applicant or agent is a member of KBC staff.

### 3.0 Information

#### Relevant Planning History

<b>KET/1972/0464</b>	APPROVED	30-06-72	81 Blandford Avenue, Kettering Northamptonshire	Private garage and store
<b>KET/1977/1177</b>	APPROVED	01-11-77	81 Blandford Avenue, Kettering Northamptonshire	Erection of rear extension
<b>KET/1988/0149</b>	ZAC	11-03-88	81 Blandford Avenue, Kettering Northamptonshire	Rear first floor extension
<b>KET/2014/0741</b>	APPROVED	22-12-14	81 Blandford Avenue, Kettering Northamptonshire	Single storey rear extension

#### Site Visit

Officer's site inspection was carried out on 06/03/2020

#### Site Description

The application site is located in an established residential area to the north of Kettering.

The dwelling house was built in the 1940s/1950s and is a two-storey pebbledash render covered building with red brick detailing and a concrete tile gable roof, symmetrical about a central front door. There are ground floor bay windows either side of the front door with a canopy above and there are chimney stacks at both ends of the ridge of the gable roof. The windows and doors have been replaced with white PVCu.

There is a single storey rear extension which runs along the rear elevation and is attached to a flat roofed two-storey extension.

There is a small front garden bounded on all sides by a low brick wall and to the rear the back garden is bounded by a single detached garage to the east with the remaining boundary treatment being 1.8 metre high wooden panel fencing.

There are bungalows on both sides of the application site. The dwelling house is attached to the bungalow to the west and is separated from the bungalow to the east by a driveway and a garage which is set back from the building line. The single garage and outbuilding to the rear are constructed with a flat roof and a mix of natural and painted brickwork.



Surrounding development is a mixture of single and two-storey detached and semi-detached dwelling houses built piecemeal from the early turn of the 20<sup>th</sup> century to date.

### **Proposed Development**

This application seeks planning permission for the conversion of the garage to habitable accommodation as well as alterations to the external appearance of the garage including a small front and rear extension and a small increase in height of the roof.

### **Any Constraints Affecting the Site**

None

#### **4.0 Consultation and Customer Impact**

Notification letters were sent out to neighbours in close proximity and a site notice was erected at the site; no responses were received.

#### **5.0 Planning Policy**

##### **National Planning Policy Framework**

Section 1- Introduction

Section 2- Achieving sustainable development

Section 4- Decision-making

Section 11- Making effective use of land

Section 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

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 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. Design, character and appearance
3. Residential amenity
4. Parking

### **1. Principle of development**

It is proposed to enlarge and convert an existing outbuilding and garage into habitable accommodation which will effectively form an annexe for the applicants' elderly relative. The location of the annexe would be within the domestic curtilage and involves an existing building, it is intended that the use of the structure would be ancillary to the main dwelling house.

The place making principles outlined in Policy 8 of the North Northamptonshire Joint Core Strategy 2011–2031 state that development should ensure quality of life and safer and healthier communities by protecting amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

The Development Plan seeks to resist an annexe from becoming a self-contained dwelling, separate and apart from the original dwelling house. Its use as a separate dwelling would be contrary to Policy 5 of the National Planning Policy Framework which resists inappropriate development in residential gardens. As such this proposal is only supported by the Development Plan if it is an annexe ancillary to the main dwelling.

Characteristically, an annex is connected to a parent dwelling to allow for its fully functioning use, as it cannot function as a separate dwelling. The annex should be well related to the main dwelling and be maintained as such. In this case the annexe would form part of the same “planning unit” by sharing the same access, parking area and garden of the existing dwelling. It would be attached to the northern corner and within the residential curtilage of the host dwelling. However, the annexe would

be fully self-contained (containing a small bedroom, kitchenette, shower room and living area) enabling it to operate as a separate unit and therefore a statement has been sought and provided by the applicant stating that the purpose of the annexe is to provide for the future care and support of the applicants elderly father.

In the interests of prudence, a condition restricting the use of the annexe to being ancillary to the main dwelling should be applied to any consent granted, and this is considered sufficient to ensure that this proposal will not conflict with Policies within the Development Plan.

The principle of development is therefore met subject to the material considerations as detailed below.

## 2. Design, character and appearance

Policy 12 of the NPPF requires development to be of a good design; Policy 8(d)(i) of the JCS requires new development to respond to the site's immediate and wider context and local character.

The proposed alterations are small in scale with an extension depth of 0.8m at the front and 1m at the back. There is also a small increase in height from approximately 2.6m to 2.7m and alterations to the windows and doors on the north, west and east facing elevations. The proposed external alterations are detailed in matching brickwork with white uPVC, both of these materials will sit comfortably with the surrounding built form.

Considering the scale of the alteration and its location toward to the rear of the site, as well as the matching materials proposed it is considered that the proposal accords with Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy in that the new development responds to the site's immediate and wider context and local character.

## 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 alterations in height and footprint of the garage/outbuilding are small in scale, the building sits along the western boundary of the site which is shared with No.85. The front extension to the structure will sit adjacent to the two-storey main house and is not considered to cause any loss of light. The rear extension, with a 1m depth, will result in some additional built form along the boundary however considering what is already present and the proposed height of 2.7m it will not significantly alter the existing built form already present. Considering the height and location there will only be a very minimal loss of direct light to the rear of No. 85's garden late in the day. This is considered acceptable within an urban environment.

All windows proposed are internally facing and will not impact the privacy of neighbouring occupiers.

It is considered that the development would not have a detrimental impact upon residential amenity and therefore accords with Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy.

#### 4. Highways and Parking

The proposed development converts the existing garage to habitable accommodation and a garage/store to the front behind a roller door.

The garage does not currently appear to be used for parking and following the enlargement of the structure the site will still have hard standing of approximately 11.5m in front of the garage for 2 tandem parking space and unrestricted road parking.

This is considered to not further exacerbate the existing situation and to be acceptable to accommodate a dwelling of this size. As such the proposal is not considered to impact highways safety in accordance with Policy 8 of the Joint Core Strategy.

#### **Conclusion**

Subject to conditions relating to the annex's usage 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:

Amy Shepherdson, Development Officer on 01536 534316

#### **Previous Reports/Minutes**

Ref:

Date:



Title: KET/2020/0075 - 81 Blandford Avenue, Kettering

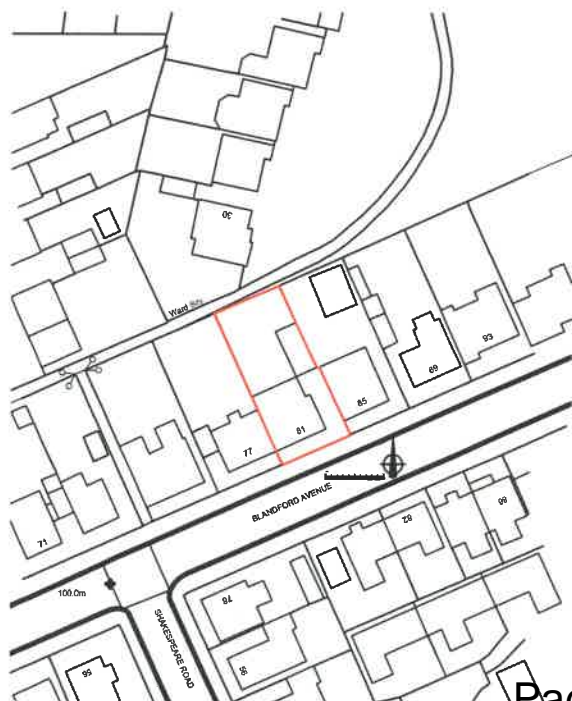
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Rev.	Date	Details



Block Plan 1:500



Site Location Plan 1:1250

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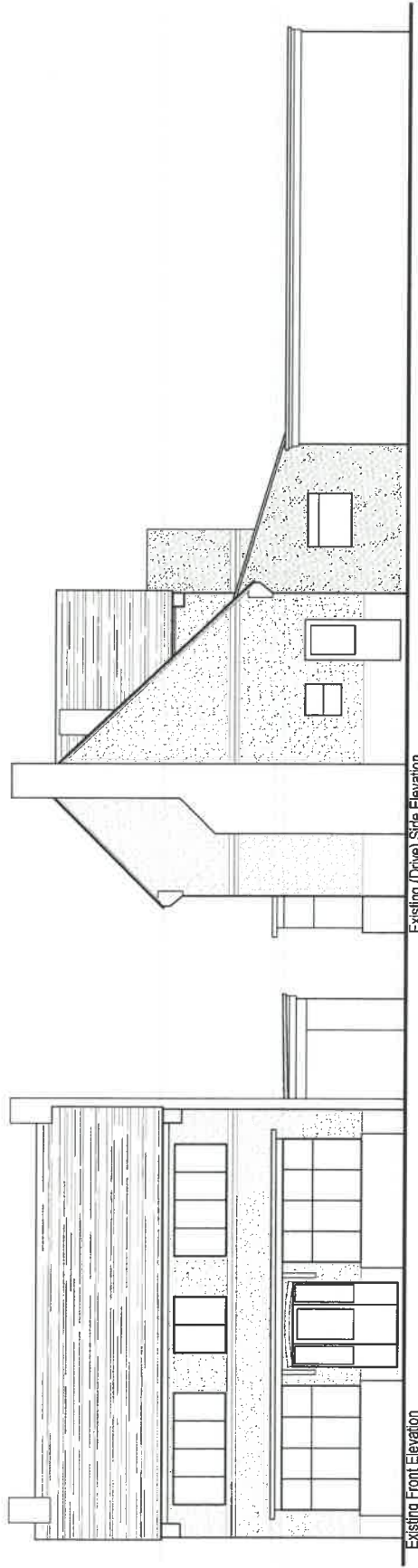
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Drawing Title:  
**Location, Site & Block Plans**

Drawing No.  
**519-00** Revision -

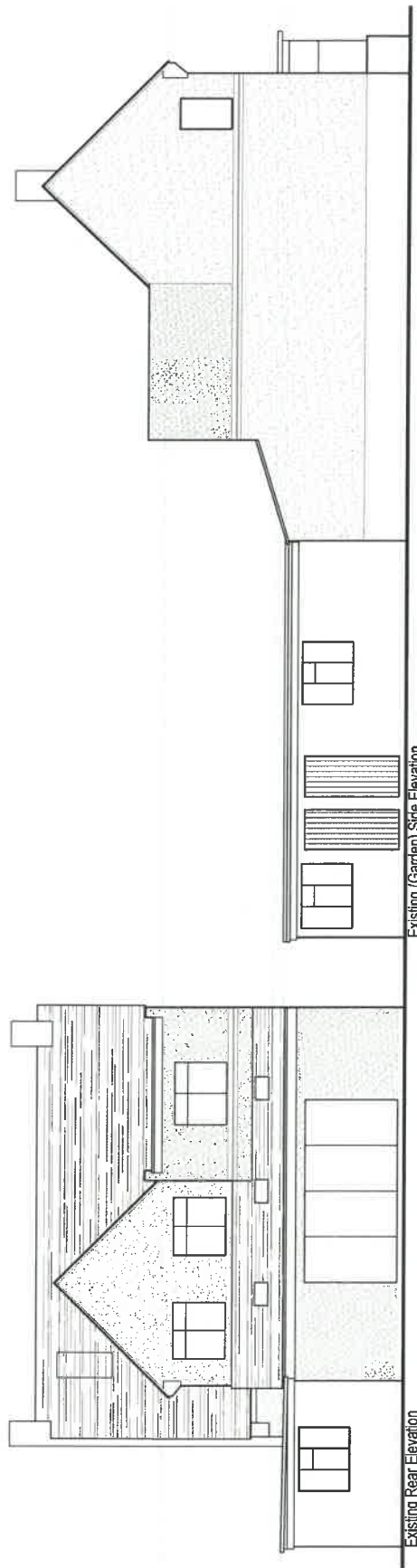
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Rev	Date	Details



Existing Front Elevation

Existing (Drive) Side Elevation



Existing Rear Elevation

Existing (Garden) Side Elevation

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Scale: 1:100 @A3

Date: 30/09/19

Drawing Title:

Existing Elevations

Drawing No.

519-02

Revision

-

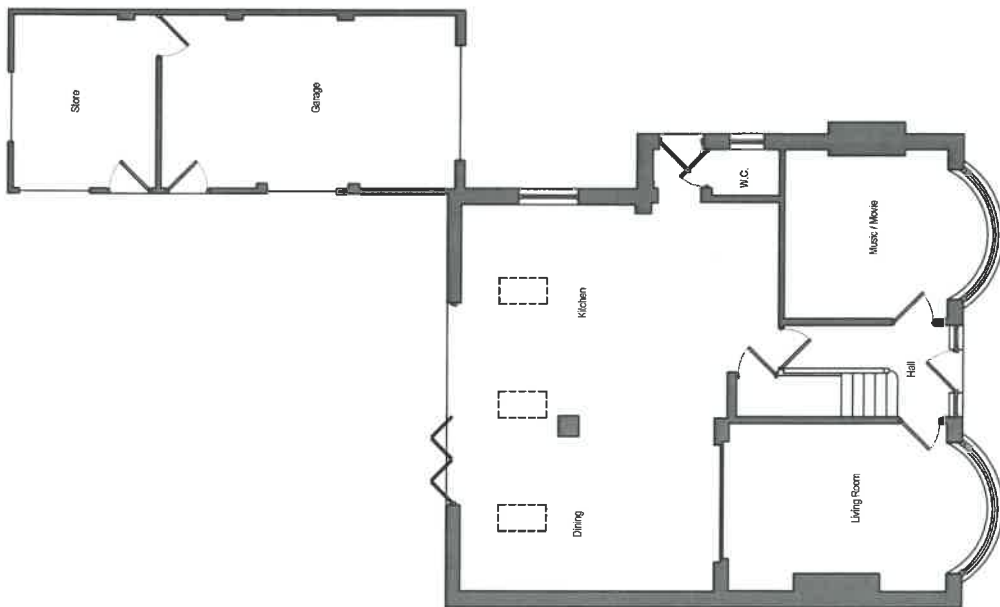
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Existing Ground Floor Plan



Existing First Floor Plan



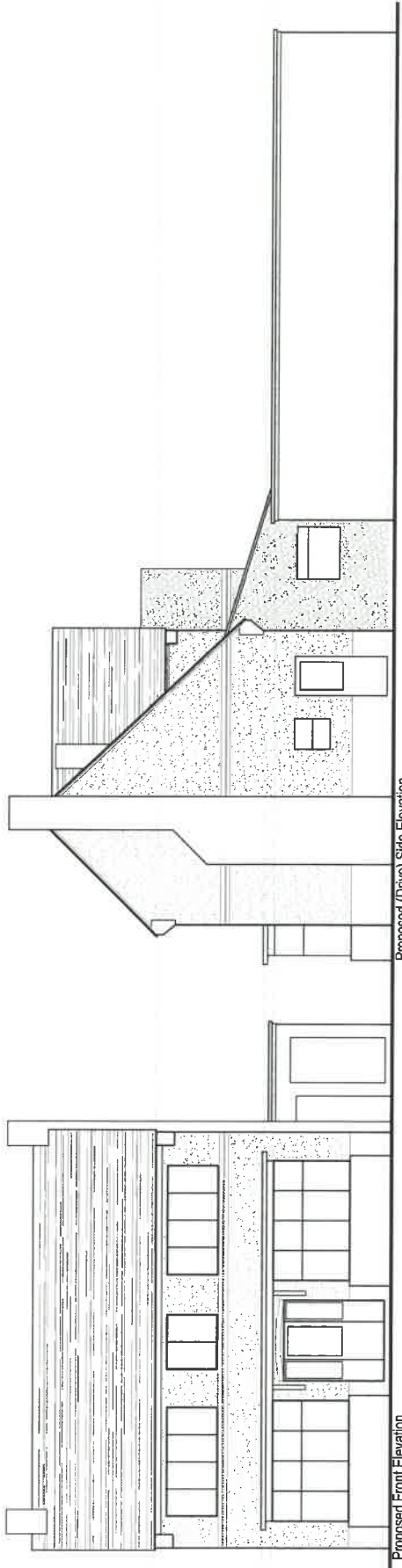
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Scale: 1:100 @A3 Date: 30/06/19  
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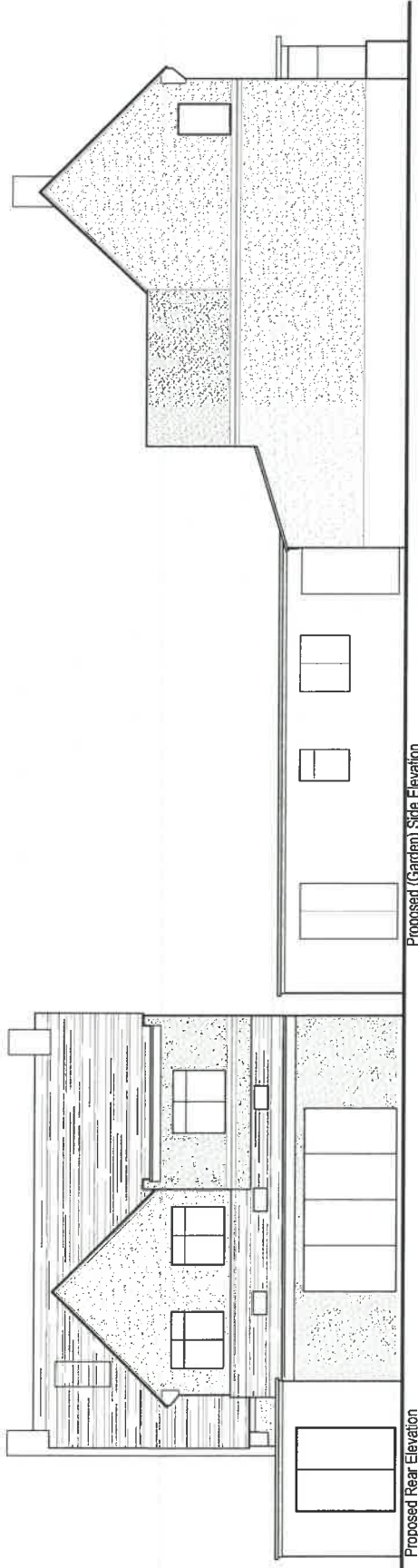


Rev.	Date	Details



Proposed Front Elevation

Proposed (Drive) Side Elevation



Proposed Rear Elevation

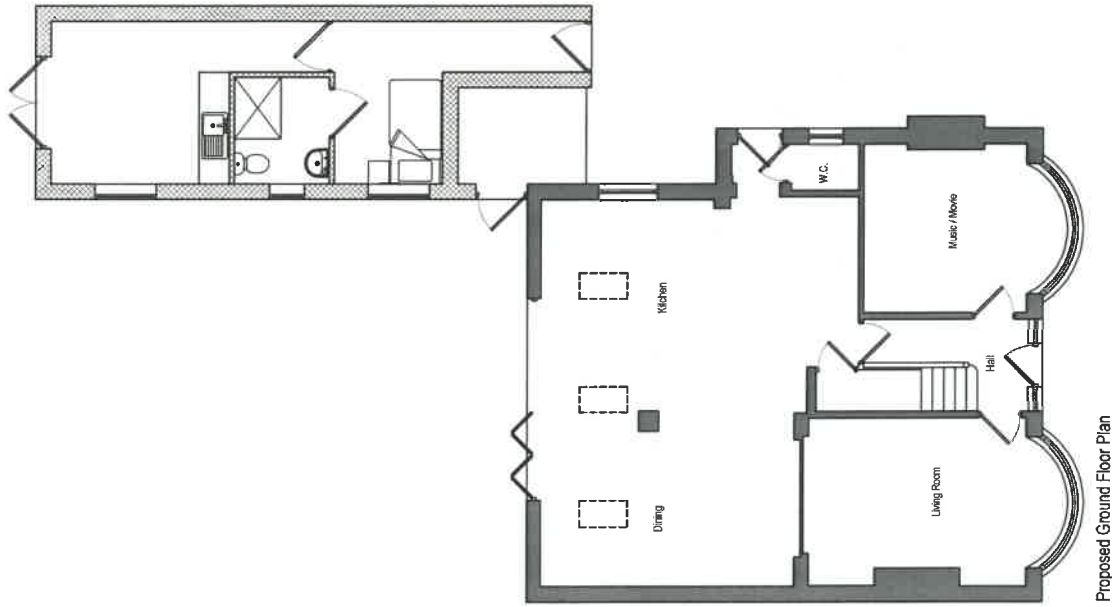
Proposed (Garden) Side Elevation

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 Scale: 1:100 @A3 Date: 30/08/19  
 Drawing Title: Proposed Elevations  
 Drawing No: 519-04 Revision: -  
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Drawing Title  
**Proposed Plan**

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**BOROUGH OF KETTERING**

<b>Committee</b>	<b>Full Planning Committee - 24/06/2020</b>	<b>Item No: 5.2</b>
<b>Report Originator</b>	<b>Alan Chapman Development Officer</b>	<b>Application No: KET/2019/0685</b>
<b>Wards Affected</b>	<b>All Saints</b>	
<b>Location</b>	<b>6 Canon Street, Kettering</b>	
<b>Proposal</b>	<b>s.73A Retrospective Application: Temporary change of use of second floor from showroom to a gym</b>	
<b>Applicant</b>	<b>Mr N Nevols</b>	

**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. This permission shall enure for the benefit of a boxing club/gymnasium only and shall not enure for the benefit of the ground and first floors of No.6 Canon Street. On the 31st December 2023 the use shall be discontinued and the second floor of the building shall be reinstated to its former use.

REASON: In the interests of the residential amenities (noise) of the surrounding area and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

2. The use hereby permitted shall not be open to the public before 0700 hours or remain open to the public after 2100 hours on Mondays to Sundays including and on recognised public holidays except for Christmas Days and Boxing Days when it shall be closed.

REASON: To protect the amenities of the occupiers of nearby properties in the interests of amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. The premises shall be used only for a boxing club/gymnasium and for no other purpose whatsoever (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any statutory instrument revoking and re-enacting that Order with or without modification).

REASON: To protect the amenities of neighbouring occupiers in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## **Officers Report for KET/2019/0685**

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

### **3.0 Information**

#### **Relevant Planning History**

KET/1978/1226, APPROVED, 11-01-78, Re-tiling roof, alterations, and rendering to east elevation

KET/2003/1135, Withdrawn, 27-01-04, Outline: Change of use from industrial/workshop to residential

KET/2004/1288, Approved, 23-02-05, Change of use from print works to kitchen and bedroom studio

KET/2006/0269, APPROVED, 12-05-06, Change of Use: From printers works to storage and ancillary showroom for domestic appliances

KET/2006/0958, REFUSED, 15-12-06, Change of Use: Conversion of existing building to create 5 residential units with 80% garaging, demolition of former extension

#### **Site Visit**

Officer's site inspection was carried out on 15/01/2020

#### **Site Description**

The application site consists of the 2<sup>nd</sup> floor of the 3-storey building that was subject to the earlier planning permissions permitting a change of use from a printing works place to a storage and ancillary showroom for domestic appliances. The site is located within the town centre on the inside bend of Eskdaill Street, and adjacent to St Andrew's Parade pay & display carpark and the main bus stop terminal.

Residential properties are located to the rear (along Eden Street), and two residential properties are located immediately to the side (west) along Canon Street. Just west of the two Canon Street homes, is the small retail/commercial area served by the St Andrew's Parade carpark, which is privately enforced by ANPR cameras.

In addition to the ANPR controlled carpark, the surrounding streets of Lindsay Street, Eskdaill Street, Canon Street, St Andrew's Street and Eden Street have strict parking controls in place consisting of double yellow lines, 'Permit Holders Only' restrictions and 'No return within 1 hour' restrictions between certain hours.

#### **Proposed Development**

Planning permission for a retrospection change of use is being sought for the second floor only of this building. Its previous use is stated as being as a

showroom in connection with the bathroom/kitchen showroom and storage areas on the ground and first floors. According to the Agent the second floor has been in use as a gym (in use as a boxing gym for the Kettering School of Boxing) for at least the last 3 years (commenced circa 5<sup>th</sup> February 2017).

This unauthorised change of use was first reported to the Council on 16<sup>th</sup> January 2019. The Applicant was advised to submit this retrospection application. By the 6<sup>th</sup> February 2020, all outstanding material had been received to enable the officer to fully consider the proposal against the development policies and all other material considerations.

The Agent confirmed by email (24<sup>th</sup> January 2020) that the operational hours of the boxing studio are intended to be 7 days a week between 0700 hours and 2100 hours where the maximum number of people being trained would be limited to a maximum of 10 people at any one time.

### **Any Constraints Affecting the Site**

With Town Centre boundary  
A Road

## **4.0 Consultation and Customer Impact**

### **Highway Authority**

Cannot support application and require further information. A gym could result in intensification of use. For Class D2 use, NCC LHA Standards would require 10 spaces per 10sqm of public area.

### **Northamptonshire Fire and Rescue**

No comments received.

### **Environmental Care (Refuse)**

No comments received.

### **Environmental Protection Officer**

**No comments to make**

### **Neighbours**

Objection (x1) from No.2 Canon Street. Reasons cited:

- Retrospective application is not valid as change of use has already occurred
- Traffic
- Parking
- Noise
- Light
- Health and Safety – no external fire escape
- Health and Safety – no hygiene facilities
- Up to 14 people attend the gym

## **5.0 Planning Policy**

### **National Planning Policy Framework (2019)**

Policy 1: Introduction

Policy 2: Achieving sustainable development

Policy 4: Decision-making

Policy 7: Ensuring the vitality of town centres

Policy 8: Promoting healthy and safe communities

Policy 9: Promoting sustainable transport

Policy 12: Achieving well-designed places

### **Development Plan Policies**

#### **North Northamptonshire Joint Core Strategy**

Policy 1: Presumption in favour of Sustainable Development

Policy 7: Community Services & Facilities

Policy 8: North Northamptonshire Place Shaping Principles

Policy 11: The Network of Urban and Rural Areas

Policy 12: Town Centres and Town Centre Uses

#### **Kettering Town Centre Area Action Plan (July 2011)**

Policy 15 The Shopping Quarter

## **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. Principle of Development
2. Design and Character
3. Residential Amenity
4. Parking and Highway Safety
5. Other

### 1. Principle of Development

The application site occupies the 2<sup>nd</sup> (top floor) of a three-storey commercial unit (bathroom/kitchen showroom and storage place) located within the designated confines of Kettering Town Centre. The retrospective change of use is to a gymnasium (boxing school).

Policy 7 (paragraph 86) of the National Planning Policy Framework (NPPF) actively encourages 'main town centre uses' to be located within defined town centres. Annex 2 of the NPPF defines 'main town centre uses' as including leisure, intensive sports, health and fitness centres. This proposal is regarded as a main town centre uses located within the town centre.

Policy 8 of the NPPF encourages decisions which provide for facilities for sporting and healthy activities that are readily accessible to the public that can contribute to people's health and well-being.

Policy 7 of the NNJCS states that development should support community services and facilities, and the supporting policy text defines these as those that provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.

Policy 11 of the NNJCS states that development for leisure development will be focused within the Growth Towns, which Kettering is identified as such. Policy 12 seeks to support the vitality and viability of town centres by securing and maintaining a vibrant mix of main town centre uses such as sport, health and fitness centres.

As the proposal is for a main town centre use within the defined town centre then the principle is established.

### 2. Design and Character

Policy 2 (Paragraph 10) of the NPPF places at the heart of planning a presumption in favour of sustainable development, with good design forming a key element of this. This is further supported by Policy 12 (Paragraph 127) of the NPPF. Policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy

(JCS) requires new development to respond to the site's immediate and wider context and local character.

The proposal does not include any external changes to the building and therefore there would be no impact upon the character and appearance of the streetscene.

### 3. Residential Amenity

Policy 12 (Paragraph 127) of the NPPF states that development must secure a good standard of amenity for all existing and future occupants of land and buildings. Policy 8 (e) of the JCS is clear that development must not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light, or overlooking.

Concerns were raised by an objector that the proposal would generate unacceptable noise levels.

The Agent submitted a statement to explain that there is no machinery or other devices in use in the gym and that they themselves have taken noise readings outside the gym which are alleged to report that no noise can be heard. The Agent also advised that they instruct everyone who leaves the gym to be respectful of their neighbours, vacate the area as quickly as possible and not to make any excessive noise. On this note, the Council's Environmental Protection Officer raised no concerns and made no recommendations with regards to conditions.

It would not be reasonable or enforceable to impose conditions on visitors arriving or leaving the gym making noise outside it. However, if in the future noise levels are such that they may cause a statutory nuisance then this matter can be reported to Environmental Health for investigation and be dealt with via this non-planning route.

Considering the above and the nature of the boxing school's modus operandi, and where it is stated by the Agent that "*...the maximum number of people we have per session is 10. Sometimes we run classes between 2 and 10 people and other times we train people one to one. The number of sessions per day vary according to the length of the session and when people wish to train. The length of the sessions usually varies between 30 minutes to 2 hours.*", then it is concluded that there is a reasonable expectation that the proposal would not harm the amenities of nearby residents. It also is reiterated that the site falls within the town centre where there can be a reasonable expectation of the sort of normal noise levels associated with town centre uses.

However, to safeguard residents from unintended future disturbance then it is reasonable to impose a condition to restrict the hours of opening in accord with the Applicant's stated hours of operation.

For the reasons given above then the proposal is considered to accord with JCS Policy 8 (e).



#### 4. Parking and Highway Safety

Policy 8 (b) of the JCS seeks satisfactory means of access and provision for parking and to resist development that would prejudice highway safety.

The site is located within the town centre on the inside bend of Eskdail Street, and adjacent to St Andrew's Parade pay & display carpark and the main bus stop terminal.

Residential properties are located to the rear (along Eden Street), and two residential properties are located immediately to the side (west) along Canon Street. Just west of the two Canon Street homes, is the small retail/commercial area served by the St Andrew's Parade carpark, which is privately enforced by ANPR cameras.

In addition to the ANPR controlled carpark, the surrounding streets of Lindsay Street, Eskdail Street, Canon Street, St Andrew's Street and Eden Street have strict parking controls in place consisting of double yellow lines, 'Permit Holders Only' restrictions and 'No return within 1 hour' restrictions between certain hours.

Concerns were raised by the objector that the proposal is causing traffic and parking issues in the area. The Local Highway Authority commented they could not support the proposal as there were no plans relating to parking and iterated their standards which would require a D2 leisure facility of this type with 69sqm of public space to provide 6 or 7 parking spaces.

However, it should be noted that the existing business that occupies the ground and first floors does not benefit from having its own private car park and its customers and deliveries would have to observe the parking restrictions current in place (see above) and/or the adjacent private car park or those public car parking areas located in the town centre. It should also be noted that Government policy (found in the NPPF) and NNJCS Policies actively support main town centre uses, such as this gym, that are located in town centres and where they can be readily accessed by public transport and other sustainable modes of transport other than private cars.

In support of their application the Agent provided the following statements:

#### "Traffic

*There is no traffic from the people who train at the gym. This part of Canon Street is a very small cul-de-sac and is therefore a dead end and has no turning area. Consequently no one who trains at the Gym drives past or uses it to turn around. When people are given a lift to the Gym, they are always dropped off in the adjacent public car park.*

#### Parking issues

*There are absolutely no parking issues created by people who train at the Gym. Parking is restricted outside no.2 and no-one who trains at the Gym parks there. Anyone new to the Gym is instructed to park in the public car park*

*adjacent to Canon Street. There are often cars parked outside no.2 and indeed their neighbour at no.4. We do not know who owns these cars as they do not belong to any of the customers who visit the Gym. We have always presumed they belong to the people who live in the houses.”*

Due to the town centre location of the gym, it being readily accessible by public transport and sustainable modes of transport, the enforced parking controls in the area and the Agent’s explanations on traffic and parking, then it is opined that the proposal would not pose any risks to highway safety and parking is self-controlled due to the restrictions already in place and the active parking enforcement measures that exist.

For the reasons given above then the proposal is considered to accord with Policy 8 (b) of the NNJCS.

#### 5. Other

Concerns were raised regarding there being no external fire escape or on-site hygiene facilities (e.g. toilet, hand washing).

The Fire and Rescue Service were consulted on the fire escape, but no response was received. The Agent commented; *‘...the comments...raised on Health and Safety...we have nevertheless still addressed them. It is correct that there is no external fire escape. Indeed, we understand that there never has been. Nevertheless, there is a fire escape route which complies with the legislation such as the width of the route and that it is kept clear. We carry out regular fire drills and everyone is well trained.’*

Indeed, such a facility would, it is understood, be required to comply with all health and safety and fire safety legislation to operate with visiting members of the public and would be covered under non-planning legislation.

The Agent has confirmed that toilets and washing facilities are available for use on the ground floor of the building and that they can be accessed by the internal staircases. Again, this is not a planning issue.

In order that the LPA retains reasonable control over the use and its potential impact, conditions will be imposed to restrict the use for a temporary duration and to be explicit to the use applied for, removing permitted change of use rights.

#### Conclusion

Subject to the imposition of conditions as discussed above, the proposal is recommended to be granted planning permission.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

Alan Chapman, Development Officer on 01536 534316

#### **Previous Reports/Minutes**

Ref:

Date:



Title: KET/2019/0685 - 6 Canon Street, Kettering

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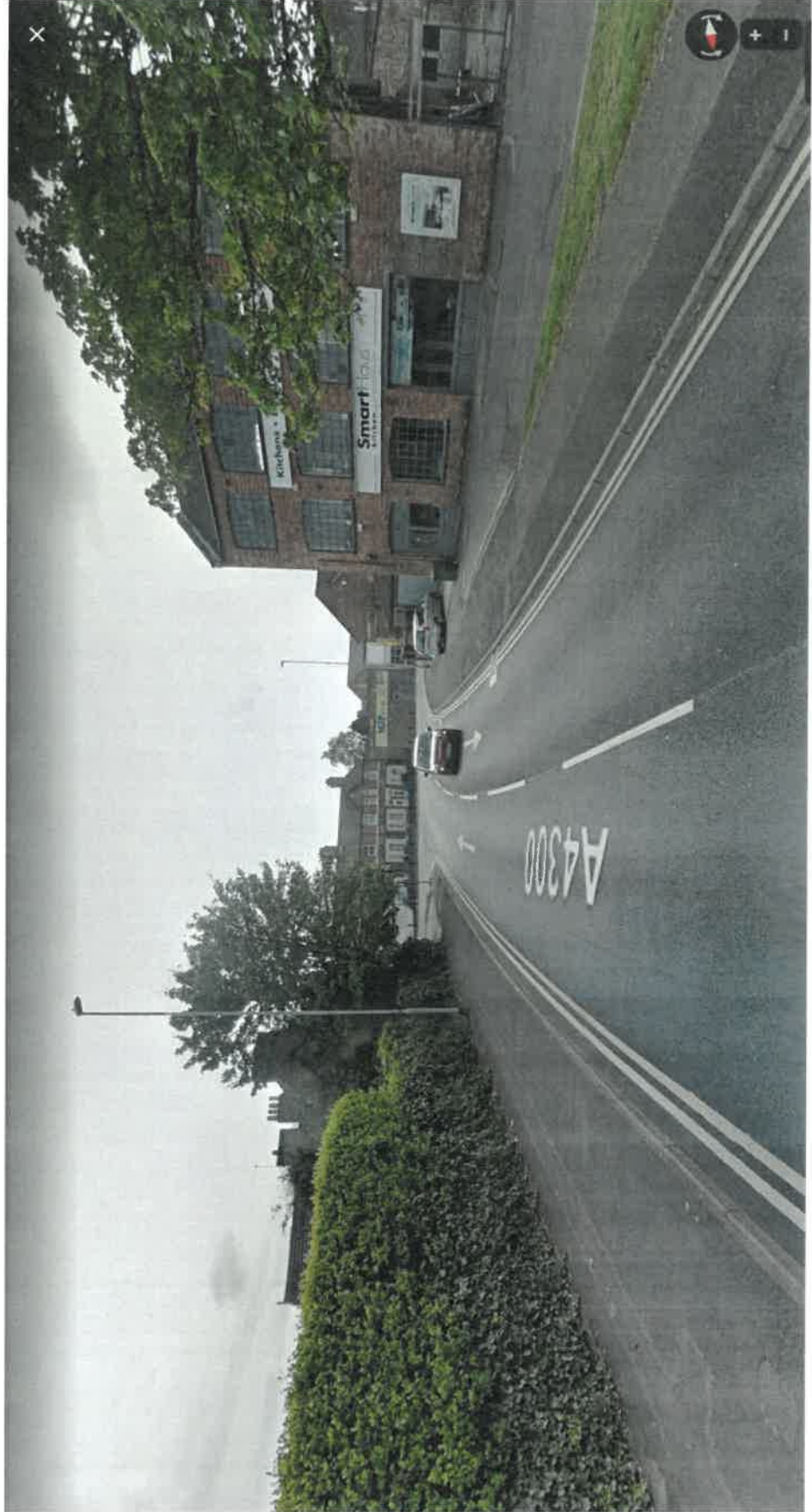
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## 6 Canon Street, Kettering, NN16 8RE

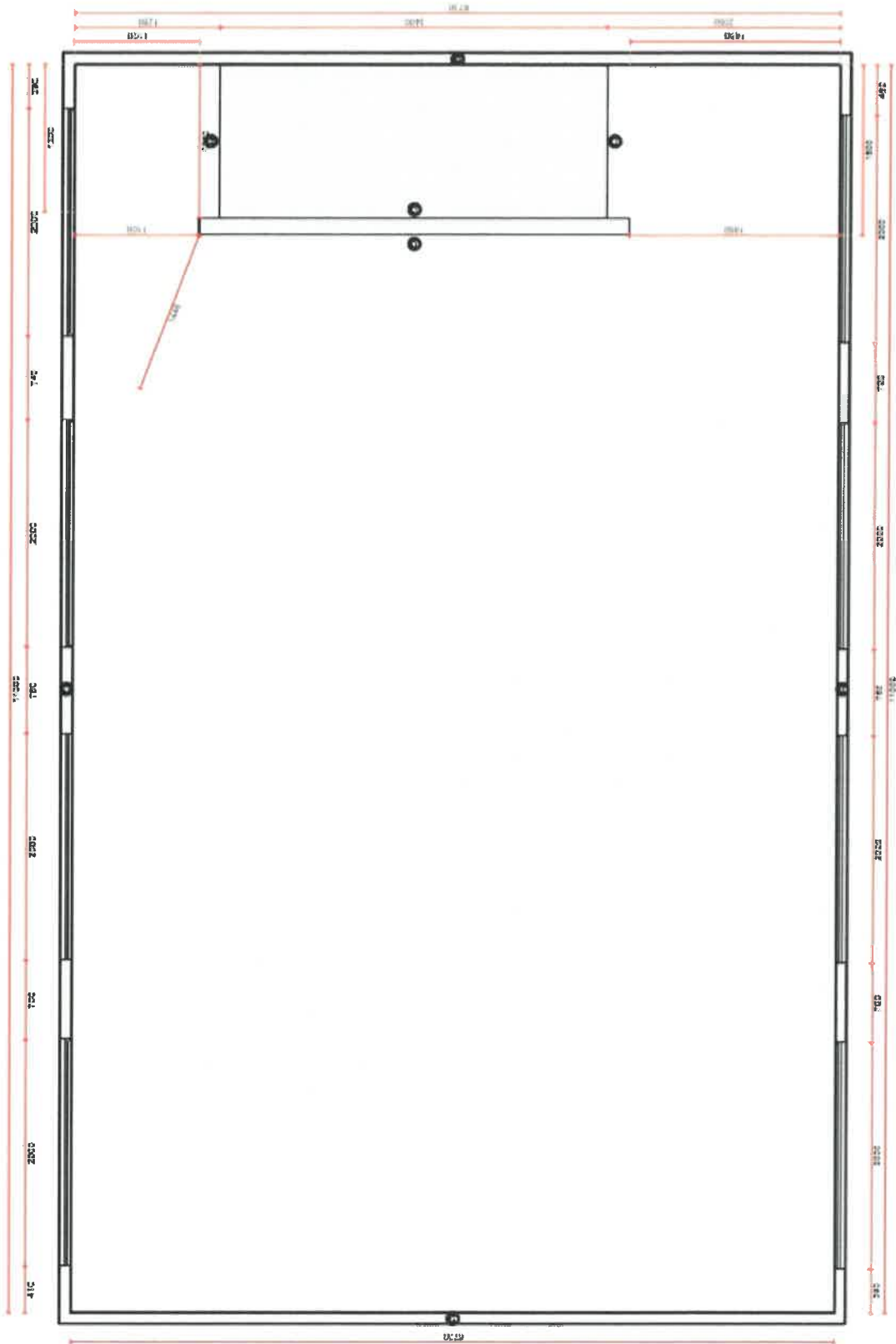


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# Kettering School of Boxing Block Plan



# Floor



**BOROUGH OF KETTERING**

<b>Committee</b>	<b>Full Planning Committee - 24/06/2020</b>	<b>Item No: 5.3</b>
<b>Report Originator</b>	<b>Sean Bennett Senior Development Officer</b>	<b>Application No: KET/2020/0015</b>
<b>Wards Affected</b>	<b>Barton</b>	
<b>Location</b>	<b>3 Blackwell Road, Barton Seagrave</b>	
<b>Proposal</b>	<b>s.73 Application: Variation of condition 2 of KET/2017/0244 in respect of raised roof height and repositioning of rooflights (Retrospective)</b>	
<b>Applicant</b>	<b>Mr G Sula C/O Mr P Dooley</b>	

**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 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.

2. 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 or additions permitted by Schedule 2, Part 1 Classes A, B or C shall be made in the side elevations or roof planes of the building.

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.

3. Prior to occupation a soil survey of the site and a scheme for decontamination (if necessary) of the site shall be submitted to and approved by the local planning authority in writing and the scheme as approved shall be fully implemented and completed before the dwelling hereby permitted is first occupied.

REASON: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

## **Officers Report for KET/2020/0015**

This application is reported for Committee decision because there is an unresolved, material objection to the proposal

### **3.0 Information**

#### **Relevant Planning History**

KET/2017/0244 – 1 no. dwelling and associated access – Approved 24/05/17

KET/2019/0553 - Variation of condition 2 of KET/2017/0244 in respect of raised roof height and repositioning of rooflights – Refused - 30/09/2019 for the following reason:

*The increase in the height of the house has given a stretched appearance to the dwelling and results in an incongruous appearance which fails to respect the character and appearance of the surrounding area...*

#### **Site Visit**

Officer's site inspection was carried out on 15/01/2020.

#### **Site Description**

The site comprises former garden land associated with 3 Blackwell Road, in a residential area with a footpath to the west and south with open space beyond.

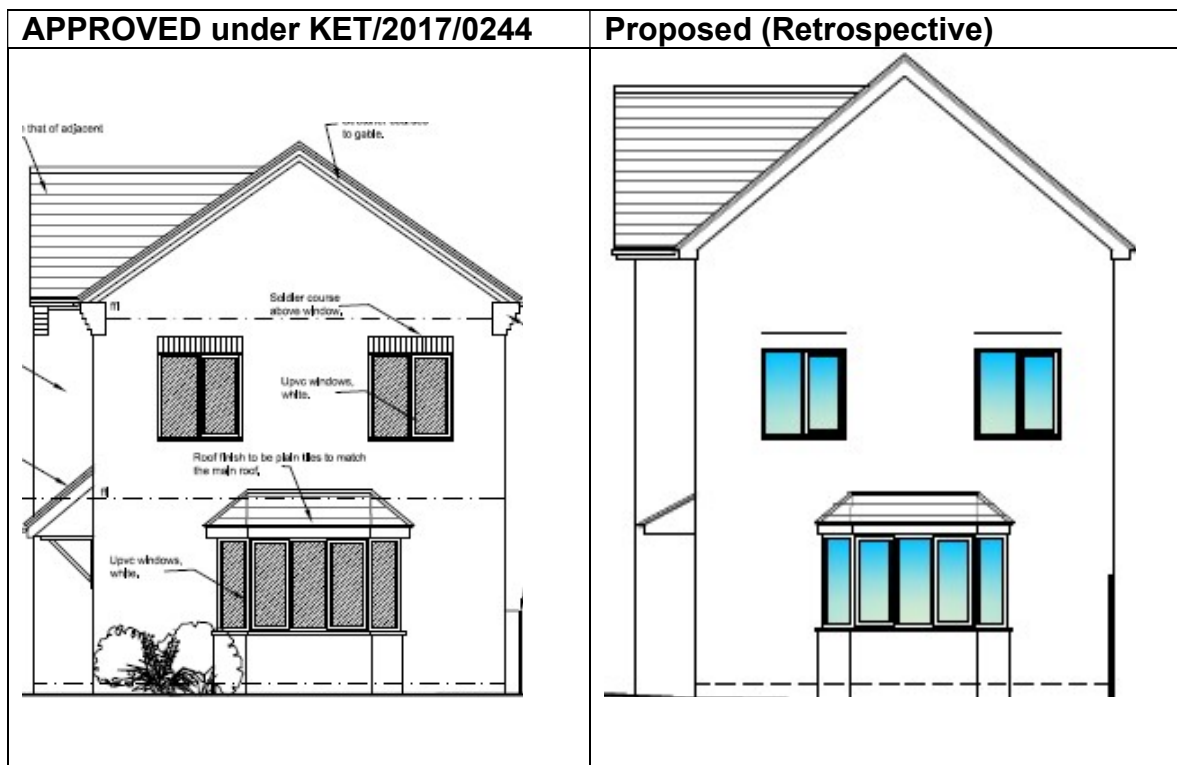
The site has been built-out in association with the 2017 permission, although has not been carried out in accordance with the approved plans.

#### **Proposed Development**

The application seeks retrospective planning permission to vary the drawings approved in the 2017 approval.

The key difference between the approval (KET/2017/0244) and the proposal is the overall height of the dwelling. The proposal is approximately 1.2m higher. This has been achieved by increasing the height of the roof-space to create a second floor and is perceived as a greater distance between the top of the first-floor windows and the eaves. The front elevation of the approved and the proposed (existing) dwelling are shown below for ease of reference:





NOT TO SCALE

There are no notable differences between this proposal and the recently refused scheme, although the drawings submitted with this application do include more of the proposals surrounding streetscape context and a more accurate recording of the surrounding building heights.

**Any Constraints Affecting the Site**

Adjacent to a public footpath

**4.0 Consultation and Customer Impact**

**Barton Seagrave Parish Council:** *'No objection'* stated in their response

**Neighbours:** One third party letter of objection has been received from a nearby resident; based on the proposal failing to respect the character and appearance of the area.

**5.0 Planning Policy**

**National Planning Policy Framework (NPPF):**

- 2. Achieving sustainable development
- 12. Achieving well-designed places

**Development Plan Policies**

**North Northamptonshire Joint Core Strategy (JCS):**

- 1. Presumption in favour of Sustainable Development
- 6. Development on brownfield land and land affected by contamination

- 8. Place Shaping
- 9. Sustainable Buildings
- 11. The Network of Urban and Rural Areas
- 28. Housing Requirements
- 29. Distribution of New Homes
- 30. Housing Mix and Tenure

**Saved Local Plan Policies**

- 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 adaption to, climate change.

**8.0 Planning Considerations**

Preamble

Due to the retrospective nature of the proposal the application is considered against Section 73A of the of the Town and Country Planning Act 1990. Notwithstanding the retrospective nature of the application it has been determined on its own individual merits.

The key issues for consideration in this application are: -

1. The principle of the development
2. Impact on the character and appearance of the area
3. Impact on residential amenity
4. Impact on highway safety
5. Implications of the proposal being retrospective
6. Other matters

1. The principle of the development

The principle of the proposal has been established by the 2017 permission, which this application seeks to vary and therefore is acceptable.

2. Impact on the character and appearance of the area

Policy 8 (d) of the JCS consistent with Chapter 12 of the NPPF seeks development to respond to an areas local character and wider context.

The area is characterised by housing with a 1960-70's estate of semi-detached houses and bungalows opposite and to the east and a recently constructed housing development of larger detached houses to the north-west. The site is located at the end of a linear development of semi-detached houses effectively at the transition between the two distinct housing character areas.

The site has been accepted for provision of a single detached house with a front facing gable in the 2017 permission and therefore is acceptable in this respect. The focus therefore of discussions will be on the differences between the 2017 permission and this immediate proposal.

The proposed dwelling differs from the approved scheme as it has been increased by 1.2m to 9.1m in height resulting in a larger roof space. The footprint of the house is unchanged. Other minor changes include the omission of brickwork corbelling and soldier courses above windows and the roof lights on the side elevation are lower in the roof.

The increase in the height of the house has resulted in a stretched appearance to the dwelling in contrast to the neighbouring property at 3 Blackwell Road which is 7.6m in height. This height of the neighbouring property is 0.5m higher than that shown in the refused application following an accurate streetscape survey and therefore the relationship between the proposal and the neighbour is not as great as considered in the refusal; a relationship that has been verified by officer site inspection. This is a swaying factor associated with this proposal.

Undoubtedly the approved scheme is a more respectful form of development than the proposal. However, due to the identified transitional location of the site and the stepped slab levels evident in the street, the impact of the proposal on the character of the area, whilst it may exert modest harm, is not so severe to cause unacceptable harm to the areas visual amenities. Nevertheless, given prominent location of the proposal and in its context the provision of roof additions may not be suitable and therefore permitted development rights for such additions shall be revoked by condition.

Therefore, the proposal is in accordance with Policy 8 (d) of the JCS and chapter 12 of the NPPF.

### 3. Impact on residential amenity

Policy 8 (e) of the JCS seeks to secure a good standard of amenity for all existing and future occupants of land and buildings.

Due to the proximity, orientation and relationship of the proposals to neighbouring dwellings they would not result in an adverse impact to neighbours as a result of loss of light, privacy or outlook. In particular, the site shares a side boundary with 3 Blackwell Road and whilst the proposal is 1.2m higher than the approved scheme, this change would not result in harm to the residential amenities of the neighbour.

Turning to future occupiers' amenity; the proposal is consistent with National Space Standards and provides enough garden space for the family-sized dwelling and therefore would provide suitable living accommodation for future occupiers.

Thereby the proposal would not have an adverse impact to the residential amenities and therefore is acceptable in this respect.

### 4. Impact on highway safety

Policy 8(b) of the JCS seeks to ensure a satisfactory means of access and provision of parking. The provision of off-street parking for two vehicles is enough and as such the proposal would not have an adverse impact to highway safety.

### 5. Implications of the proposal being retrospective

As the proposal is retrospective, if an application is refused the Local Planning Authority would be obliged to take enforcement action. As such the expedience of whether or not to take enforcement action is a material planning consideration in such circumstances and if it is considered that it would not be expedient to take enforcement action then this would amount to weight that should be applied in favour of the proposal.

On this occasion the level of harm identified is not so significant to hold the tilt in favour of taking expedient action to address the harm. Enforcement Action would therefore not be pursued in this case. There is therefore weight that could be applied in favour of granting permission in this regard. It should be noted therefore that if the Planning Committee refuse this application then the response is to proceed to Enforcement Action.

### 6. Other matters

The approval shall reflect the varied plans and any other conditions amended to take account of any conditions that were attached to the 2017 permission that have subsequently been discharged, no longer required or require modification.

## **Conclusion**

For the reasons given above the application is acceptable and recommended for approval subject to imposition of the conditions outlined.

**Background Papers**

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Date:

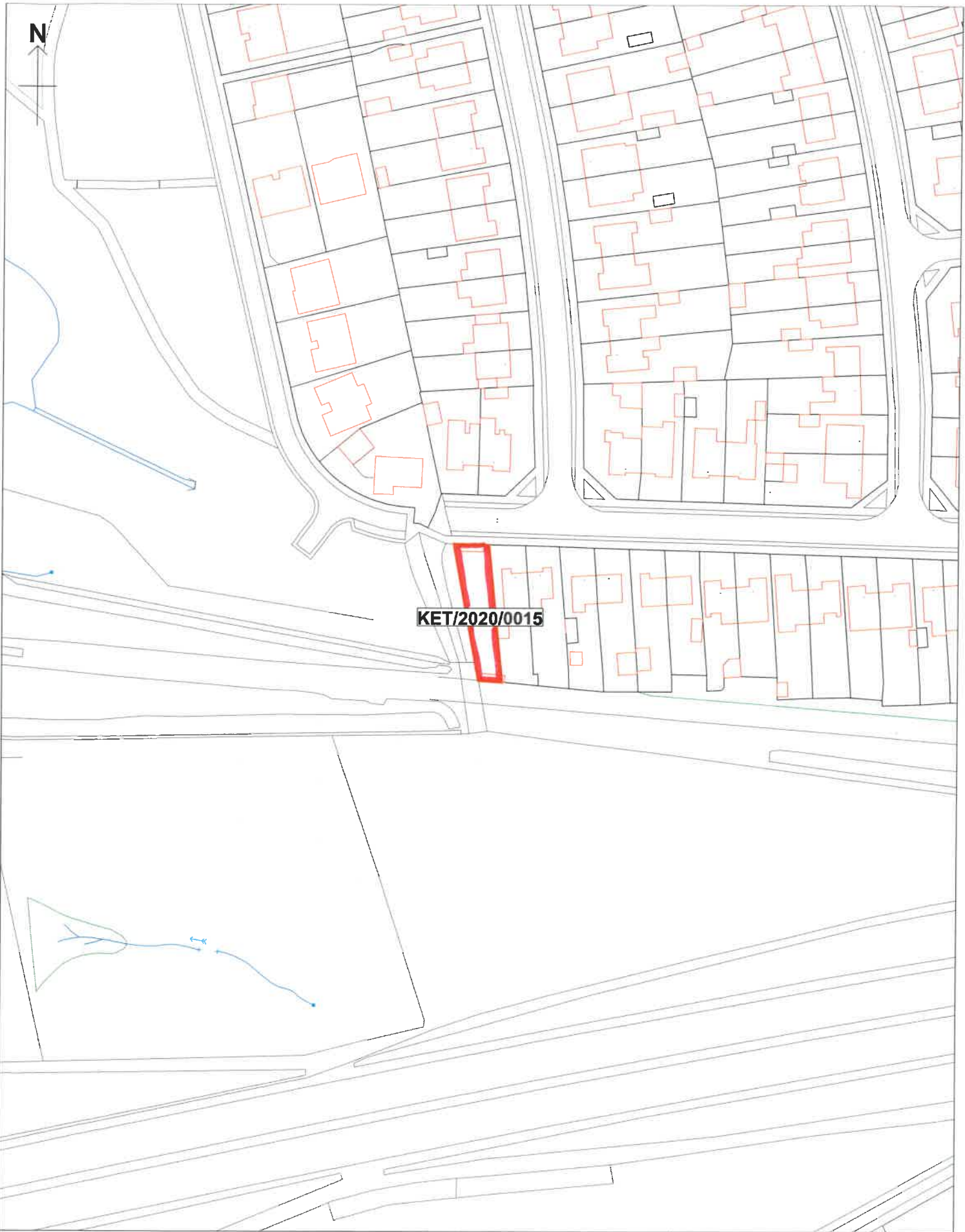
Contact Officer:

Sean Bennett, Senior Development Officer on 01536 534316

**Previous Reports/Minutes**

Ref:

Date:



**KET/2020/0015**

Title: KET/2020/0015 - 3 Blackwell Road, Barton Seagrave

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Page 38

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**Kettering**  
Borough Council

**SITE AREA - 240sqm**

**LOCATION AND BLOCK PLAN**



**ARCHITECTURAL SOLUTIONS**

5 North Portway Close  
Round Splinney  
Northampton  
NN3 8RQ

Office: 01604 84777  
E-Mail: info@architectural-solutions.co.uk

CLIENT:  
MR & MRS G. SULA

JOB DESCRIPTION:  
VARIATION TO PLANNING PERMISSION  
KET/2017/0244 - PROPOSED NEW DWELLING  
AND ASSOCIATED ACCESS IN LAND  
ADJACENT NO. 3 BLACKWELL ROAD, BARTON,  
SEAGRAVE, NORTHANTS, NN15 6UN  
(RETROSPECTIVE)

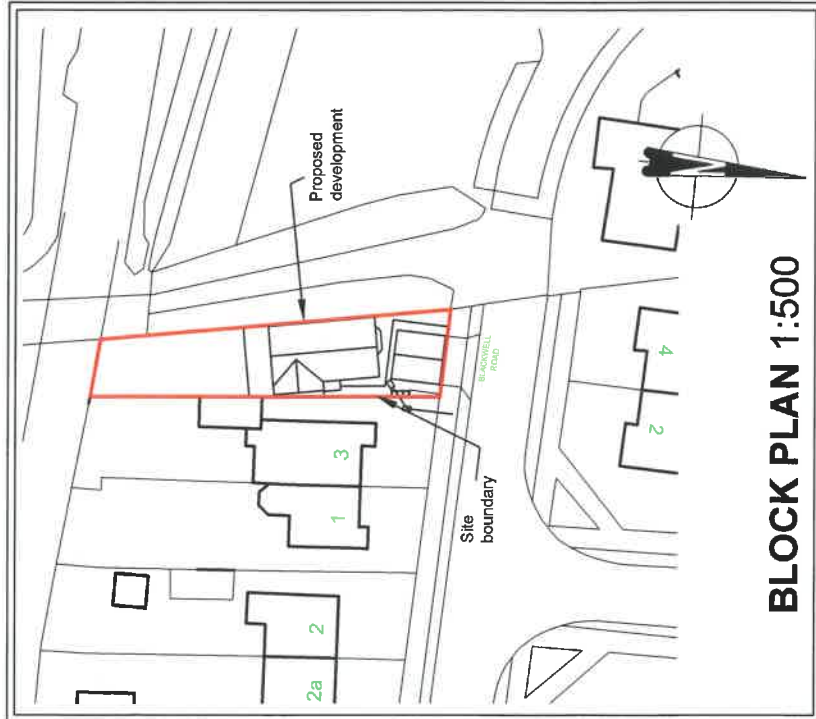
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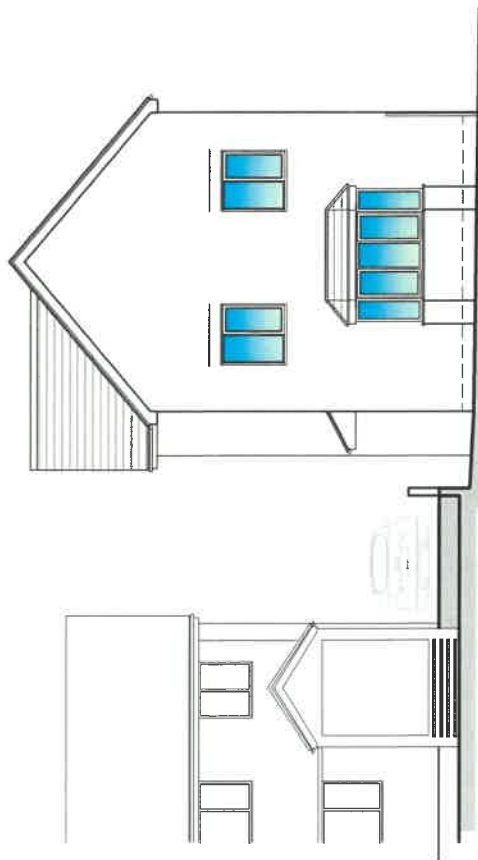
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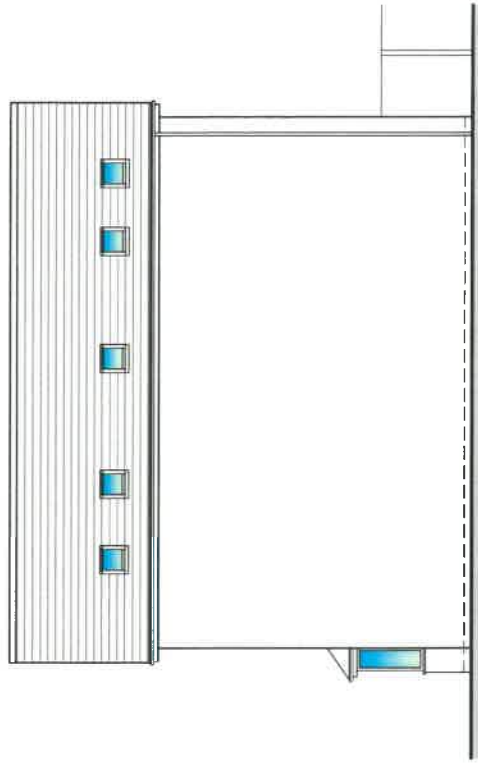
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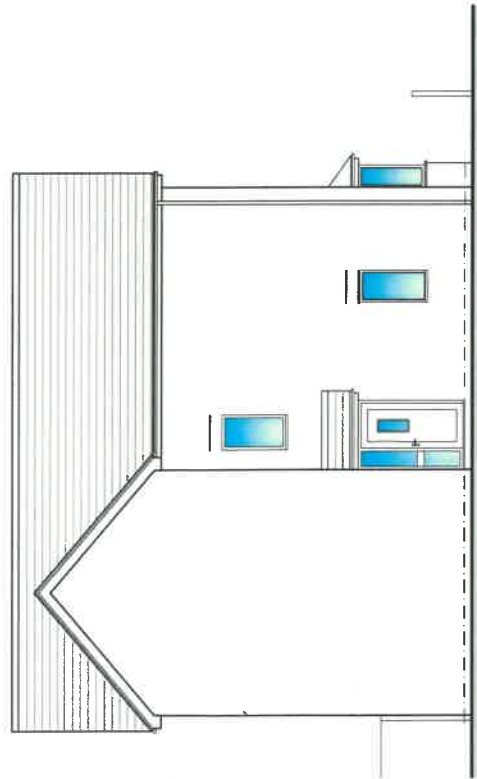




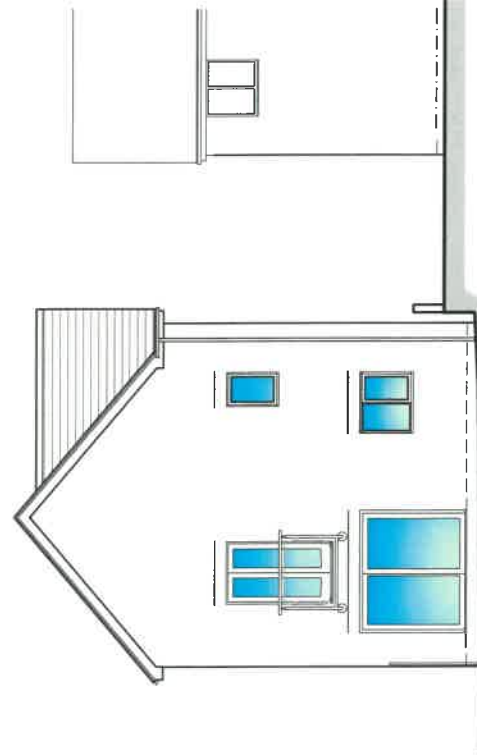
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION




REAR ELEVATION



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Date 19

**AS BUILT ELEVATIONS**



**ARCHITECTURAL SOLUTIONS**  
9 The Valley, Colindale Avenue, North London, London NW9 1BA  
Office: 01753 647277  
E-Mail: info@architecturalsolutions.co.uk

CLIENT: MRS G. SULLA

JOB DESCRIPTION: VARIATION TO PLANNING PERMISSION FOR THE PROPOSED CONSTRUCTION OF A HOUSE WITH A GABLED ROOF AND ASSOCIATED ACCESS IN LAND ADJACENT TO 3 BLACKWELL ROAD, BARTON, BRISTOL, AVON, NPTS 6 6UN (RETROSPECTIVE)

SCALE: 1:50 @ A1    DATE: 22/07/2019

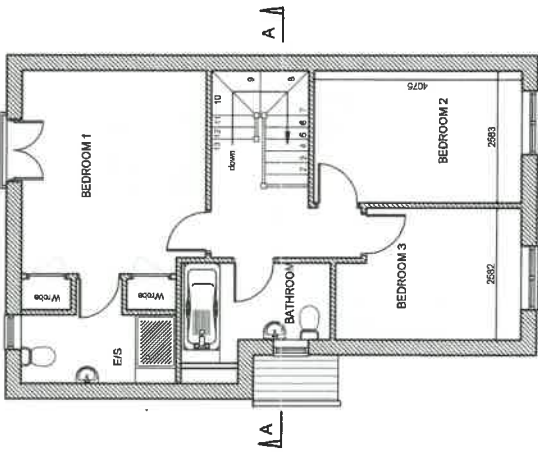
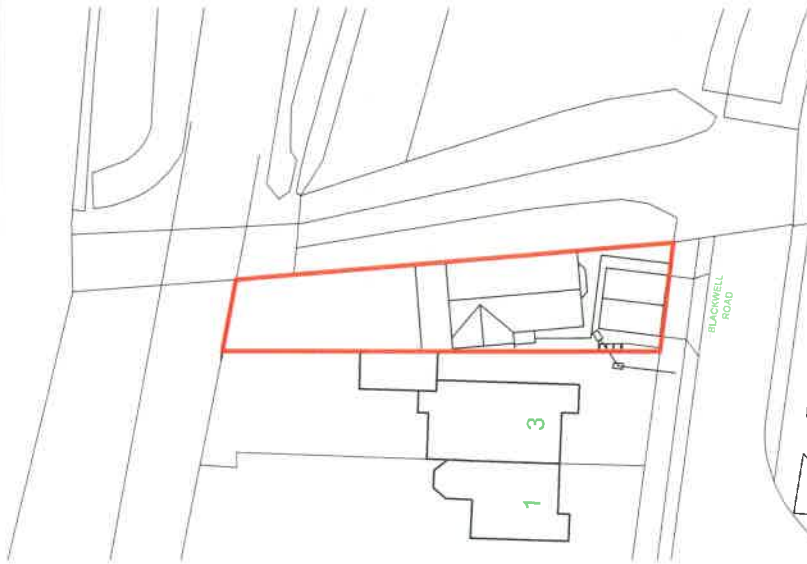
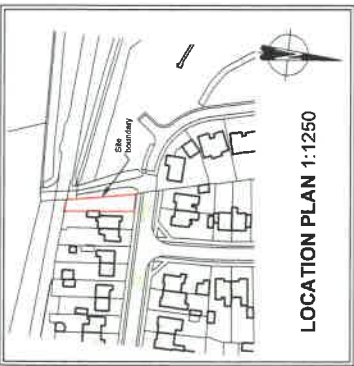
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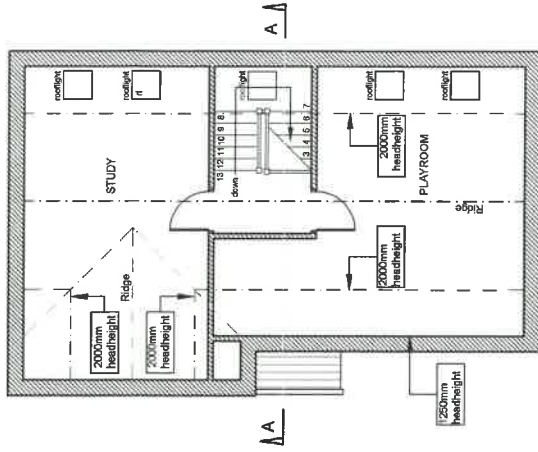
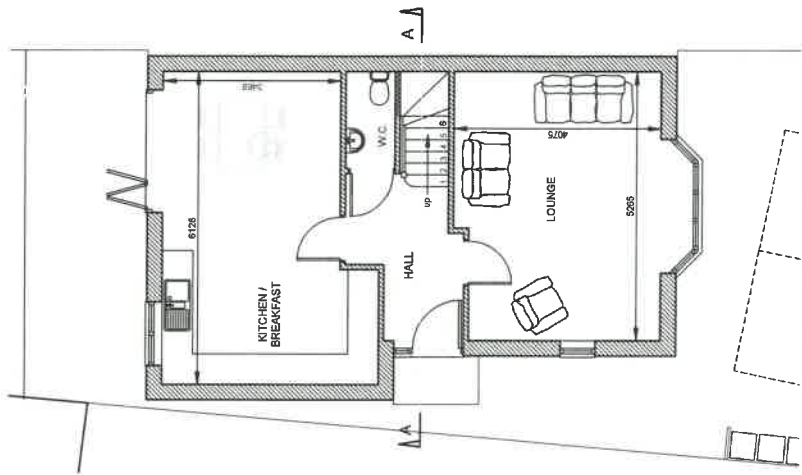
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FIRST FLOOR PLAN 1:50



SECOND FLOOR PLAN 1:50

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**AS BUILT PLANS**

**ARCHITECTURAL SOLUTIONS**  
 5 North Parkway Close  
 Northampton  
 NN1 8BQ  
 Client: 01603 616031  
 Email: info@architecturalsolutions.co.uk

**CLIENT:**  
MR & MRS G. SULA

**JOB DESCRIPTION:**  
VARIATION TO PLANNING PERMISSION  
NET02070264 - PROPOSED NEW DWELLING  
FOR THE SITE OF THE FORMER  
ADJACENT NO. 3 BLACKWELL ROAD, BARTON  
SEAGRAVE, NORTHANTS, NN15 6UN  
(RE INSPECTIVE)

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**DATE:** 23/07/2019

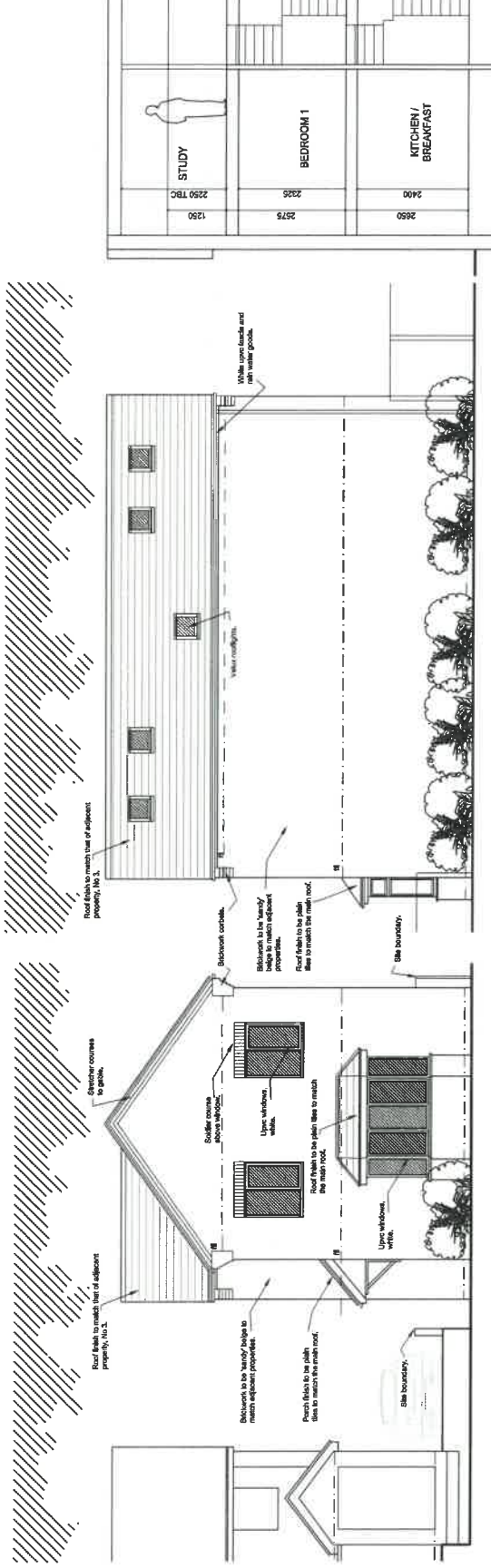
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THESE DRAWINGS ARE PREPARED FOR THE PURPOSE OF OBTAINING PERMITS AND APPROVAL UNDER BUILDING DEPARTMENTS.



LONGITUDINAL SECTION

SIDE ELEVATION

FRONT ELEVATION

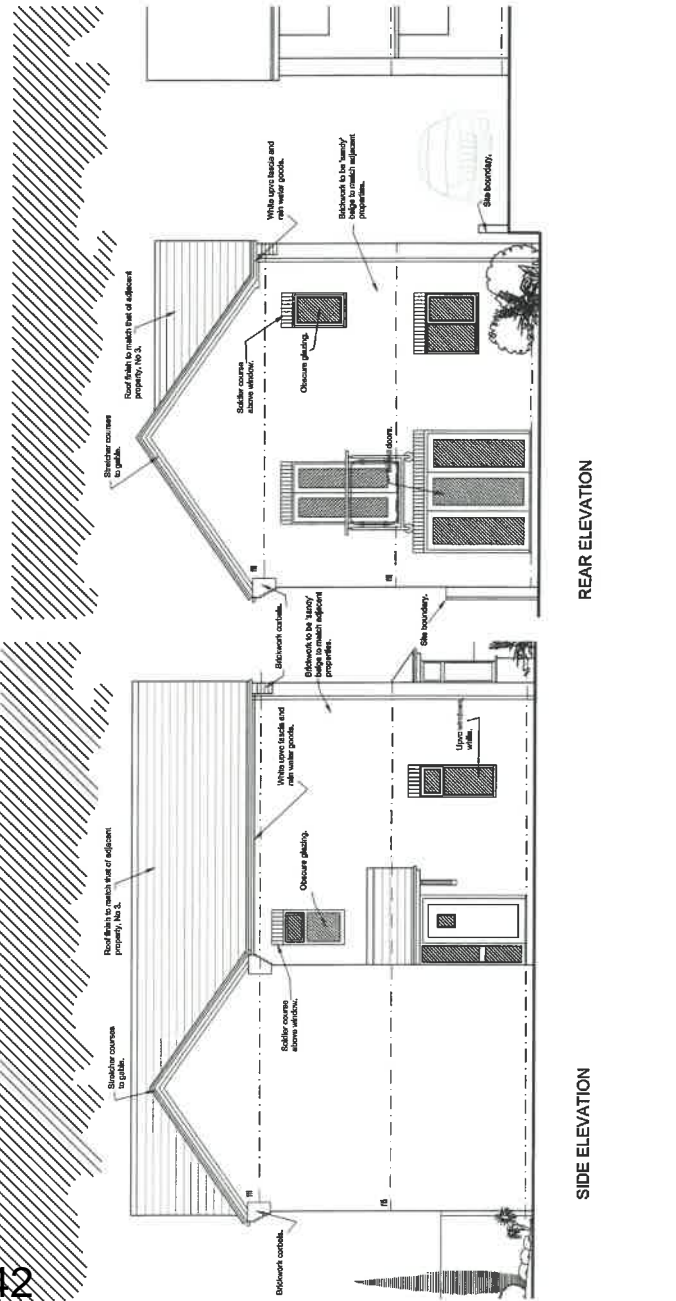
**THIS IS A PLANNING DRAWING ONLY**



A 2/M/17 Changes as requested by Planners  
 Domestic windows omitted  
 Domestic windows omitted  
 The store relocated to front of property.



Project		PROPOSED NEW DWELLING Adj. to 3 BLACKWELL ROAD BARTON SEAGRAVE NORTANTS	
Drawing Title		PROPOSED ELEVATIONS	
Client	PLD	Drawn	SAR
Date	FEB17	Scale	1:50@A1
Project No.	2017-141	Sheet	02
Revision		Author	A



REAR ELEVATION

SIDE ELEVATION

CROSS SECTION

KET/2017/0244

**BOROUGH OF KETTERING**

<b>Committee</b>	<b>Full Planning Committee - 24/06/2020</b>	<b>Item No: 5.4</b>
<b>Report Originator</b>	<b>Mark Coleman Development Officer</b>	<b>Application No: KET/2020/0022</b>
<b>Wards Affected</b>	<b>Ise Lodge</b>	
<b>Location</b>	<b>7 Whitby Close, Kettering</b>	
<b>Proposal</b>	<b>Full Application: First floor front extension, single storey side extension, two storey and single storey rear extension.</b>	
<b>Applicant</b>	<b>Mr N Isaac</b>	

**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.

3. 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, B or C shall be made in the first floor north elevation and roof plane or ground floor and first floor south elevation and roof planes of the building.

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

4. The window serving the bathroom located in the first floor north elevation shall only be glazed with obscure glass (no less than privacy level 5 Pilkington Standard, or equivalent) and be top opening design only and non-opening below 1.7m above finished floor levels and shall be permanently retained in that form thereafter.

REASON: To protect the privacy of the occupiers of no. 5 and 6 Whitby Close and the existing and future occupiers of no.7 Whitby Close from overlooking, in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. 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.

## Officers Report for KET/2020/0022

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

### 3.0 Information

#### **Relevant Planning History**

KE/1977/0408 - Resident KE/1976/0065 – 155 dwellings (Approved 25.05.76)

KE/1978/0879 – Erection of 89 Dwellings (Ashvale – plots 97 – 185)  
(Approved 21.07.78)

KB/1966/0566 – Residential development on 2 areas edged in red (Approved 10.02.67)

#### **Site Visit**

Officer's site inspection was carried out on 6<sup>th</sup> February 2020.

#### **Site Description**

The site is located within the Kettering town boundary on the Ise Lodge Housing Estate within a cul-de-sac location. The site is occupied by a detached dwelling constructed to a traditional ridge design, with partial integral garage to the front with mono-pitched roof. To the front is a small garden and parking for approximately two small vehicles. To the rear, is an average sized garden. The dwelling is constructed from red brick with grey concrete roof tiles, white UPVC windows. The site has an irregular boundary to the side (north) which widens towards the side rear half of the dwelling. The site slopes gently downhill in a westerly direction, with properties to the west and north located on slightly lower ground. The site is stepped back from no. 8 Whitby Close with the rear elevation approximately 2 metres further west.

#### **Proposed Development**

The original proposal was for a two-storey side and rear extension and single storey rear extension (with parapet roof) to provide an enlarged kitchen with additional utility and replacement sitting room to ground floor, and fourth bedroom and en-suite to first floor. The extensions also facilitate internal alterations to relocate the first floor bathroom, and create a study, snug/study/office, toilet and extended hallway to ground floor.

In response to officer comments an alternative proposal has been submitted which retains a single storey (with lower hipped roof) and two storey extension to the rear but reduces the height of the side extension to single storey. A first-floor extension is also proposed to the front elevation above the existing garage/hallway projection. These works enlarge an existing bedroom to first floor and create an additional en-suite bedroom to the rear in addition to enlarging the existing kitchen and creating a utility room, toilet and sitting room to the ground floor. Internal alterations also facilitate relocation of the existing bathroom and dining room, and re-purposing the existing lounge as a study / hallway.

#### **Any Constraints Affecting the Site**

None

## 4.0 Consultation and Customer Impact

### Neighbours

*(The following comments were made in connection with the original proposal)*

Comment of objection from 186 St Johns Road received 26<sup>th</sup> January 2020. Grounds of objection relate only to the two storey extension and cite adverse impact on **access to natural light**, **outlook** and **character and appearance** of the area which will reduce their overall enjoyment of their home.

Comment of objection from 184 St Johns Road received 29<sup>th</sup> January 2020. Grounds of objection relates to loss of **access to daylight**. *[The issue raised regarding impact on a private view and property values are not material considerations and cannot be considered further].*

Comment of objection from 8 Whitby Close received on 5<sup>th</sup> February 2020. Grounds of objection relates to the **scale** of the proposal which is significant and **not in-keeping** with the surrounding properties; the **height** of the single storey extension is high. The single storey extension will have an **overbearing** impact and adversely impact on **outlook** and access to **natural light** and result in excessive **overshadowing**. *The issue raised regarding subsidence risk is not a material consideration and cannot be considered further.*

Comment of objection from 1 Whitby Close received on 6<sup>th</sup> February 2020. Grounds of objection includes scale of the proposal and **lack of additional parking** provision within the site which will **impact on the parking capacity** within the surrounding highway network which is already very constrained.

Comment of objection from 9 Whitby Close received on 7<sup>th</sup> February 2020. Grounds of objection include **scale (height and length)** of the single storey extension, which when taking into account land level differences will result in **overshadowing** of their property and affect **access to sunlight**. The increase in size of the property will also have an **adverse impact on parking issues** within the surrounding highway network as insufficient parking will be available within the site. *The issues raised regarding subsidence and impact on property values are not material considerations and cannot be considered further.*

Amended plans were received on 24<sup>th</sup> February 2020 and subject to a re-consultation with immediate neighbours and previous objectors. The following comments were received in respect of this:

Comment from the occupier of 186 St. Johns Road received on 2<sup>nd</sup> March 2020 maintaining the original objection. During winter months and a significant proportion of autumn and spring the proposed extension will **block daylight** entering their property and will significantly reduce the comfort in their property.

Comment from the occupier of 8 Whitby Close received on 4<sup>th</sup> March 2020 maintaining an objection on the grounds of **overshadowing**. Whilst being shorter, it will remain a third of the length of their garden. The 2 storey extension will also be closer which will add to the overshadowing. The proposed extensions will obstruct

access to **natural light** and result in an **overbearing** impact (loss of openness) which can be considered as an impact on character of the area also. *[issue concerning loss of skyline views is not a material consideration as there is no right to a private view].*

Comment from the occupier of 184 St. Johns Road received on 3<sup>rd</sup> March 2020 maintaining objection on the grounds of the scale of the proposal being too big and affect the occupiers right to natural daylight and is not in-keeping with the rest of the neighbourhood.

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Section 2 : Achieving Sustainable Development

Section 9 : Promoting Sustainable Transport

Section 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**

Policy 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 adaption 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. Impact on residential amenity
4. Impact on parking and highway safety

### 1. Principle of development

At the heart of the NPPF is a presumption in favour of sustainable development as set out in Section 2, paragraph 10 (NPPF), based around three overarching objectives (economic, social and environmental). Section 12, paragraph 124 (NPPF) states that 'good design is a key aspect of sustainable development'.

The application site is within the town boundary of Kettering, as defined by Policy 35 of the Local Plan, in an established residential area where Policy 35 is supportive of proposals for residential development in principle.

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. Impact on the character and appearance of the area

Section 2 (Paragraph 10) of the NPPF places at the heart of planning a presumption in favour of sustainable development. Section 12, paragraphs 124 and 127 set out that good design is a key aspect of sustainable development.

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.

Comment from the occupiers of 184 St. Johns Road maintains the view that the amended proposal is not in-keeping within the character of the surrounding neighbourhood. The amended comment from 8 Whitby Close states that the proposal will impact on the openness of properties in the surrounding garden areas which may be a character issue.



The amended proposal introduces an intersecting gable fronted design to the front elevation, extending above the existing ground floor projection which comprises part of the garage and entrance hallway. Whilst this aspect of the proposed design deviates from the limited palette of housing typology within the immediate area, the overall appearance of the traditional ridge design of the host property is preserved owing to the fact that the ridge line of the proposed gable is set down and remains subservient and continues to respect the overall building hierarchy.

The single storey side extension introduces a hipped mono-pitched roof, but due to its scale will largely be out of view from the public realm, obscured by existing boundary treatments.

Visibility of the two storey rear extension is largely viewed from within the private realm, although side views will be achieved from St. Johns Road to the north. From this angle the intersecting gable design will be visible. Whilst this is not a prevailing feature within the street-scene, it is a traditional design feature which visually integrates with the host dwelling. The proposed two storey rear extension again, sits lower than the existing ridge line of the host dwelling and will be partially obscured by some of the two storey dwellings located along St. Johns Road and viewed from a distance. The single storey rear extension is designed to minimise its visual impact with a low roof design; although this introduces a hipped feature which is not a typical feature present on the building, it will only be visible from within the private realm. Subject to condition seeking for the development to be constructed from materials which match those used in the construction of the existing dwelling, the proposal is considered acceptable in terms of its impact on the character and appearance of the area accords with the relevant parts of Section 12 (NPPF) and Policy 8 (NNJCS).

### 3. Impact on residential amenity

Section 12, paragraph 127 (f) of the National Planning Policy Framework seeks for developments to create places that are safe, inclusive and accessible and which promotes health and well-being, with a high standard 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.

Comment from the occupiers of 184 and 186 St. Johns Road and 8 Whitby Close maintain objection to the revised plans that the proposal will have an adverse impact on residential amenity by virtue of being overbearing, impacting on access to natural light and causing overshadowing. Similar comments to the original proposal were also received from these occupiers and 9 Whitby Close, although the latter has not made comment to the amended proposal which has changed significantly in an attempt to address issues raised by consultees and the case officer.

The orientation of both the host property and 8 and 9 Whitby Close is such that front elevations face east and rear elevations face west. In addition, no. 8 and 9 Whitby Close are located south of the application site. Due to their relationship with the

application site, the potential of the proposal to obstruct access to natural light from the north is generally accepted to be very limited in any instance and will not give rise to significant impacts in terms of overshadowing; with respect of no. 8 and 9 Whitby Close, access to natural light from the south and west will remain unobstructed. Whilst the two storey front and rear extensions have the potential to cast a shadow over land to the north (e.g. 184 and 186 St. Johns Road), the habitable rooms of the associated dwellings are located far enough away (approximately 18 metres and in line with the side elevation of the existing host property) to preserve an acceptable level of residential amenity, and garden areas are either sufficiently large enough or orientated so as to ensure satisfactory residential amenity is preserved.

The amended proposal significantly reduces the scale and additional footprint of the original proposal which received a number of objections regarding its impact. The Side extension now proposed has been reduced from two storey to single storey and will significantly reduce to overall bulk of the extension when viewed from properties on St. Johns Road and is generally acceptable.

Similarly the single storey rear extension has been reduced in depth by 1 metre to 4 metres and incorporates a lower hipped roof as opposed to a taller flat roof design with parapet; these dimensions accord with those allowed under permitted development and whilst, as part of a larger single building operation it would not be considered permitted development, it is considered that the scale of this part of the proposal has been reduced to a size which will not have a significant adverse impact on residential amenity affecting the occupiers of 8 or 9 Whitby Close by virtue of being overbearing, causing overshadowing or resulting in a significant loss of access to natural light. This conclusion takes into account topography of the surrounding area and the fact that the host property is positioned approximately 2 metres further west (staggered) than no. 8 Whitby Close, and more so with respect of no. 9 Whitby Close.

The two storey rear extension proposed through the amended scheme is set back from both the north and south boundaries by approximately 2.9 metres (south boundary) and approximately 4.25 metres (north boundary). The depth of the extension has also been reduced by 1 metre (compared to the original submission) to 4 metres deep which further reduces its overbearing impact. As a result, the submitted plans demonstrate the impact on resulting overshadowing and access to natural light affecting the occupiers of no. 8 Whitby Close may be acceptable given these changes and the orientation and positioning of the proposal in relation to it.

As already mentioned, the proposed two storey rear extension is located north of no. 8 and 9 Whitby Close and will therefore only have a very limited impact on access to natural light and overshadowing in any instance; access to natural sunlight from the south and west will be preserved. Whilst the two storey rear extension will be visible from within the rear garden of 8 Whitby Close, the scale of the two storey rear extension now proposed together with the set-back distance, taking into account all other relevant parameters already discussed, is considered such that it will not have a significantly adverse overbearing impact on no. 8 Whitby Close; impacts on no. 9 Whitby Close will be further lessened due to the greater

separation distance from the site with no. 8 Whitby Close situated between the two properties.

For similar reasons regarding setback distances, scale and positioning, the proposed two storey rear extension (which will be located approximately 18 metres from the rear elevation of 186 and 184 St Johns Road) is considered to be sufficient to ensure that residential amenity impacts relating to access to natural light, overbearing impacts and impacts outlook are not significantly adverse and are acceptable. Whilst the objections received from the occupiers of 186 and 184 St Johns Road were raised with respect of these issues, the design of the proposal is considered to satisfactorily address these concerns as already discussed.

The first floor front extension above the existing garage and hallway does sit close to the existing lounge and bedroom windows serving the host property and will enclose the outlook from these rooms, although access to natural light from the east and south will remain unchanged. The depth of the extension is approximately two metres which is not significant, and this impact on the occupiers of the host property needs to be balanced against the wider benefits to the occupiers of enjoying larger living accommodation.

The submitted plans indicate that this impact will be most greatly felt from the existing lounge window, although changes to the internal layout mean that this space will be re-purposed for use as a study and circulation space and will no longer be a key habitable room within the dwelling. Impacts in terms of access to natural light on the first floor bedroom is likely to remain satisfactory. Because no. 8 Whitby Close is located approximately 2 metres further east, the first floor front extension will not have an unacceptable adverse impact and has not been objected to.

In terms of impacts on privacy, the single storey side extension nearest no. 8 Whitby Close has potential to cause significant loss of privacy affecting the neighbours if high level windows were installed above the fence line. Similar loss of privacy could affect the occupiers of 6 Whitby Close and 184 and 186 St. Johns Road if windows to the side elevation serving the proposed master bedroom or enlarged bedroom 3 are inserted or a roof extension was undertaken to provide further living accommodation at second floor. A condition is therefore recommended to remove permitted development rights which would otherwise allow new openings to be inserted in the north (first floor) and south (ground and first floor) elevations or roof slopes, together with the removal of permitted development rights which would allow for roof alterations to provide for second floor living accommodation. The insertion of a new obscure glazed bathroom window on the north elevation will be acceptable subject to condition securing a maximum level of obscurity and ensuring that the window is top opening only and non-opening below 1.7 metres above finished floor levels. Subject to these conditions, the proposal will have an acceptable impact on residential amenity and accords with the relevant parts of Section 12 (NPPF) and Policy 8 (NNJCS).

#### 4. Impact on parking and highway safety

Section 9, paragraph 108(b) (NPPF) states that when considering applications for development, it should be ensured that '*safe and suitable access to the site can be achieved for all users*'.

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.

Comment of objection was received in connection with the original proposal from no. 1 and 9 Whitby Close on the grounds of the proposal having an adverse impact on parking within the street due to the scale of the proposal. No further comments regarding parking and highway impacts have been received in connection with the amended proposal. In this instance the amended proposal did not significantly alter the scale of the proposal in terms of number of bedrooms provided, or enhance parking provision, so the original comments remain to be considered.

The amended proposal does not seek to alter the existing access which is located at the end of a cul-de-sac at a turning head. The existing garage parking space will be retained together with off-road parking for two vehicles. Whilst the dimensions of these parking spaces do not meet current requirements in terms of depth or width as set out within the Northamptonshire Parking Standards (September 2016), the fact that the dimensions are sub-standard is indicative of the age of the host dwelling when standards for new dwellings were lower. It should be noted also that the Northamptonshire Parking Standards (September 2016) are a material consideration only and have not been adopted by the Council.

In this instance, the creation of one additional bedroom, the enlargement of a second bedroom and other family areas is not a sufficient reason to refuse the application on parking or highway safety grounds without further evidence to support this and it is considered unlikely that the proposal will have a significantly unacceptable impact on parking provision or highway safety within the area, particularly given its end of a cul-de-sac position. As a result, the proposal is considered acceptable with respect of this material consideration and accords with the relevant parts of Section 9 (NPPF) and Policy 8 (NNJCS).

### **Conclusion**

The proposal is considered acceptable in principle and in terms of its impact on the character and appearance of the area, impact on residential amenity and impact on parking and highway safety. The issues raised with respect of the development having an unacceptable impact on residential amenity in terms of overbearing, overshadowing, loss of access to natural light and outlook, and in terms of parking provision and impact on highway safety, and in terms of the scale of development and its impact on the character and appearance of the area are all material considerations but, in this instance, subject to conditions, are not considered to outweigh the principle policies referred to which give support to the proposal.

Subject to conditions already discussed, and in accordance with the statutory duty of Section 38 (6) of the Planning and Compensation Act 2004 Act, the proposed development is acceptable and recommended for approval.

**Background Papers**

Title of Document:

Date:

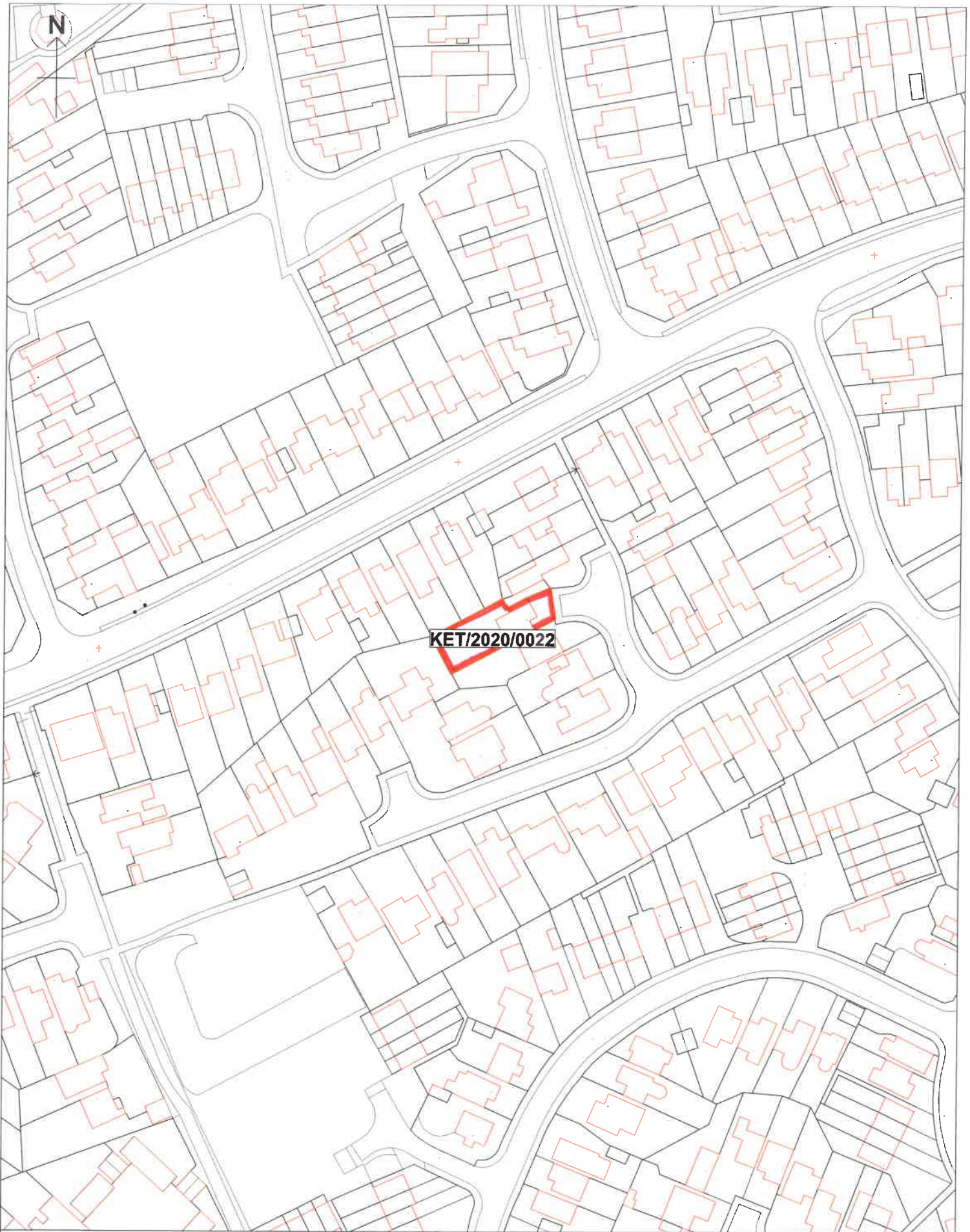
Contact Officer:

Mark Coleman, Development Officer on 01536 534316

**Previous Reports/Minutes**

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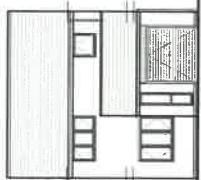
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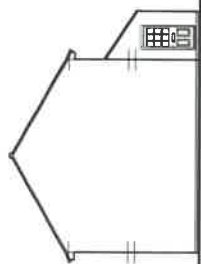
Title: KET/2020/0022 - 7 Whitby Close, Kettering

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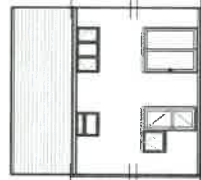
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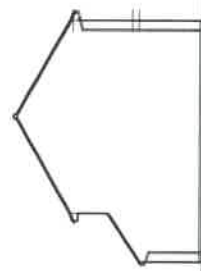
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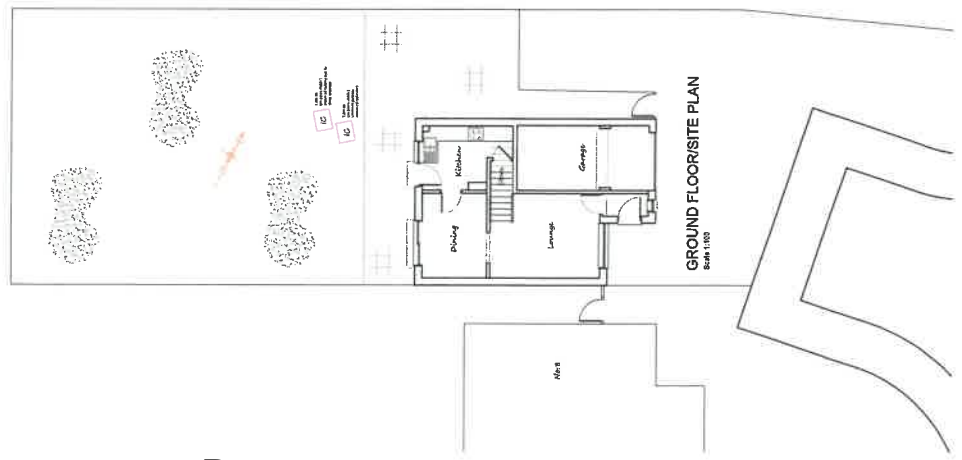
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REAR ELEVATION  
Scale 1:100



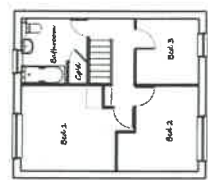
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GROUND FLOOR SITE PLAN  
Scale 1:100



FIRST FLOOR PLAN  
Scale 1:100

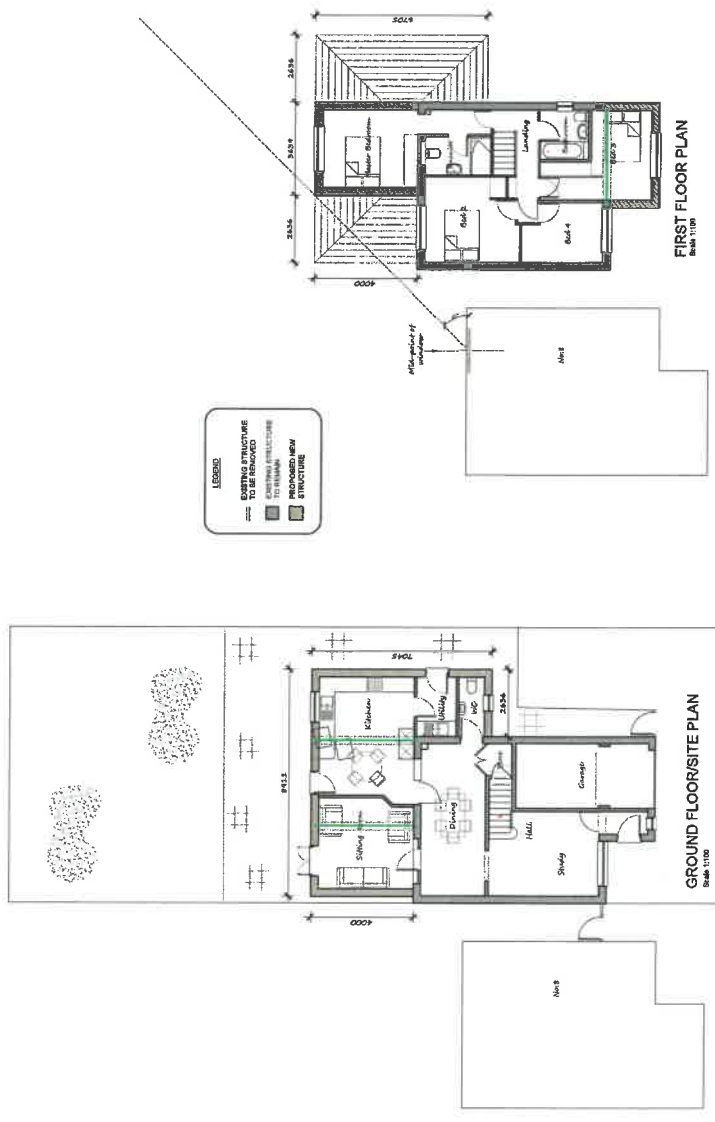
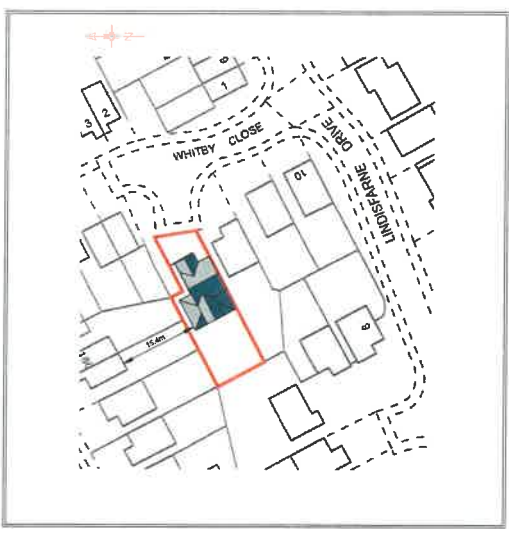
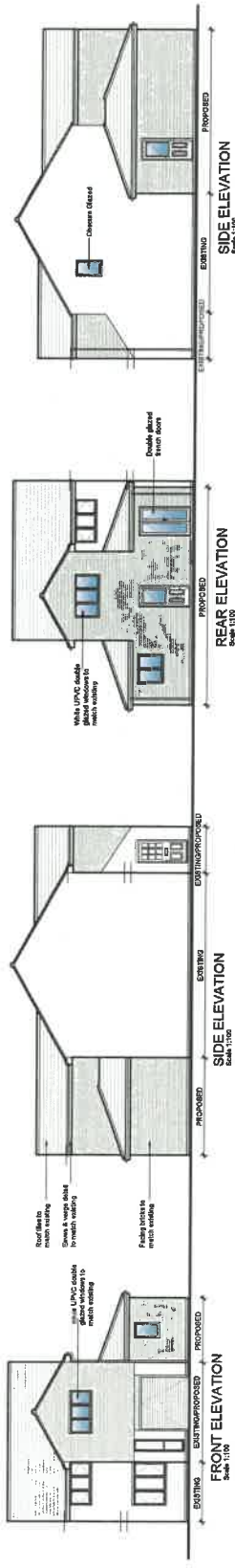


LOCATION PLAN  
scale 1:1250



**EXISTING  
PLANS/ELEVATIONS  
& LOCATION PLAN**

CLIENT: MR & MRS ISAAC
JOB DESCRIPTION: PROPOSED SINGLE & TWO STOREY EXTENSIONS TO SIDE & REAR OF NO.7 WHITBY CLOSE, NETTING
SCALE: as shown @ A1 DATE: Dec 19
DRAWN BY: D.G. 19/07/2011



**LEGEND**

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE
- PROPOSED NEW STRUCTURE

A. Proposed in accordance with L.P.A. requirements	
DATE: 11.10.2018	
<b>PROPOSED PLANS/ELEVATIONS &amp; BLOCK PLAN</b>	
CLIENT:	MR & MRS ISHAM
JOB DESCRIPTION:	PROPOSED TWO STOREY EXTENSIONS TO EXISTING PROPERTY & SINGLE STOREY SIDE EXTENSION OF NO. 7 WHITBY CLOSE, KETTERING
SCALE:	as shown @ A1   DATE: Feb 19
DRAWN BY:	D.G.
DRAWING NO.:	ZPT/18/004





**BOROUGH OF KETTERING**

<b>Committee</b>	<b>Full Planning Committee - 24/06/2020</b>	<b>Item No: 5.5</b>
<b>Report Originator</b>	<b>Alan Chapman Development Officer</b>	<b>Application No: KET/2020/0070</b>
<b>Wards Affected</b>	<b>Brambleside</b>	
<b>Location</b>	<b>5 Malham Drive, Kettering</b>	
<b>Proposal</b>	<b>s.73A Retrospective Application: Single storey rear extension and conversion of garage to a habitable room</b>	
<b>Applicant</b>	<b>Mr &amp; Mrs Street</b>	

**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. 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 veranda, balcony or raised platform permitted by Classes A, B and E of Part 1 of Schedule 2 of the Order shall be erected on the application site.

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

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.

## **Officers Report for KET/2020/0070**

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

### **3.0 Information**

#### **Relevant Planning History**

KE/1999/0860, APPROVED, 20/09/2000, Outline for residential development

KE/2001/0643, APPROVED, 21/08/2003, Approval of reserved matters application: proposed residential development for 58 dwellings estate roads (including phase 2) public open space and ancillary works

KET/2019/0654, APPROVED, 19-12-19, Single storey rear extension and conversion of garage to a habitable room

#### **Site Visit**

Officer's site inspection was carried out on 10/03/2020

#### **Site Description**

The application site is located on the west side of the private drive known as Malham Drive. The property is understood to be a 5-bedroom two-and-a-half-storey detached dwellinghouse with a detached double garage and driveway to the side. Ground levels across the site are generally flat.

The area is characterised by similar detached dwelling houses with garages and driveways.

#### **Background**

Retrospective planning permission at this site was previously made under KET/2019/0654 for a single storey rear extension that links to the garage. The proposal included the conversion of the garage into habitable space to form a single large open plan living/family/kitchen room. Proposals include a new canopy to the side (south) and the insertion of a ground floor window on the existing side (north) elevation.

Due to the development continuing without the benefit of planning permission and changes being made to the proposal not in accordance with the submitted drawings at this time, amended drawings were submitted to account for the changes being made by the applicant.

Enforcement action was not pursued at the time as in the opinion of the investigating officer, the potential residential amenity and parking impacts were thought to be issues that could be resolved by the imposition conditions.

KET/2019/0654 was subsequently determined by Planning Committee on the 17<sup>th</sup> December 2019 and granted planning permission on 19<sup>th</sup> December 2019 subject to 3 conditions: (1) To remove some permitted development rights, (2) A ground

floor window to be replaced with an obscure glazed type and (3) Development to be in accordance with the approved drawings.

Following this Committee decision the applicant wished to challenge the imposition of Condition 2 (replacement window) and was advised by the Development Services Manager to submit this latest (KET/2020/0070) application for this matter to be assessed afresh.

### **Proposed Development**

Retrospective planning permission is being sought for the single storey rear extension that links to the garage. The completed proposal includes the conversion of the garage into habitable space to form a single large open plan living/family/kitchen room. The development includes a new canopy to the side (south). This proposal is almost identical to the approved KET/2019/0654 scheme with two exceptions, the first being that the side (north facing and facing No.7 Malham Drive) ground floor window, in the now completed single storey rear extension, that serves the new Living/Family/Kitchen room is to remain in its current form as a clear glazed, 3-paned casement window with two opening sections at either end. Condition 2 of KET/2019/0654 read:

*“Notwithstanding the hereby approved drawing number 2974/2 (received 14th November 2019), the two most easterly located ground floor windows on the north elevation shall be replaced with transom light windows that are fully glazed with obscured glass and only their top parts, above eye-level when measured from the internal finished floor level, shall be openable. These replacement windows shall be installed no later than the 31st January 2020 and shall thereafter be permanently retained in that form.*

*REASON: To protect the privacy of the adjoining property and to prevent overlooking in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.”*

The second exception being that there is no longer to be a new window opening at ground floor level in the side (northern) wall of the original part of the house.

### **Any Constraints Affecting the Site**

PD Removed – GDPO Classes A, B, E  
Nene Valley NIA Boundary

## **4.0 Consultation and Customer Impact**

### **Neighbours**

Objection (x1) received from No. 7 Malham Drive. Cited reasons are:

- Currently installed window causes overlooking/loss of privacy
- Current boundary treatments between Nos. 5 & 7 Malham Drive that provides screening between the properties to a height of 2.07m is visually unattractive

## **5.0 Planning Policy**

### **National Planning Policy Framework (NPPF) (2019)**

Policy 1: Introduction

Policy 2: Achieving sustainable development

Policy 4: Decision-making

Policy 12: Achieving well-designed places

### **Development Plan Policies**

#### **North Northamptonshire Joint Core Strategy (JCS)**

Policy 1: Presumption in favour of Sustainable Development

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**

Policy 35 – Housing with 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 adaption to, climate change.

## 8.0 Planning Considerations

The main material planning considerations are as follows:

1. Principle of the development
2. Design, layout, scale and effect on character and appearance of the area
3. Impact on living conditions
4. Parking provision
5. Nene Valley Nature Improvement Area
6. Other

### 1. Principle of the development

The application site is in an established residential area within the settlement boundary of Kettering. Policy 11 of the North Northamptonshire Joint Core Strategy is supportive of residential development that is located within the Urban Areas, where Kettering is defined as a Growth Town.

The principle of development for this proposal is established as it is within a defined built-up Urban Area.

### 2. Design, layout, scale and effect on character and appearance of the area

Policy 2 (Paragraph 10) of the NPPF places at the heart of planning a presumption in favour of sustainable development, with good design forming a key element of this. This is further supported by Policy 12 (Paragraph 127) of the NPPF. Policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy (JCS) requires new development to respond to the site's immediate and wider context and local character.

This established residential area is characterised by 2 and 2-and-a-half storey properties with many having garages to their sides. Furthermore, the immediate estate is of a compact design where properties are set very close to each other and solid brick boundary walls occasionally link one property to another.

The proposal closes the limited gap (approximately 2.2m) between the garage and the main house with a single storey extension that has a flat roof design. The original garage door has been replaced with two full length windows.

Taking account of the general appearance of this high-density housing estate and the limited views the extension would present to the street, then it is considered that the proposal does not impact adversely upon the character of the local area to any significant extent.

It is therefore considered the proposed scheme accords with Policy 8 of the North Northamptonshire Joint Core Strategy in that it does

### 3. Impact on living conditions

Policy 12 (Paragraph 127) of the NPPF states that development must secure a good standard of amenity for all existing and future occupants of land and buildings. Policy 8 (e) of the JCS is clear that development must not result in an unacceptable impact on the amenities of neighbouring properties or the wider

area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

It was originally accepted that the ground floor window in the side (north) elevation of the completed extension would cause some harm to the neighbours by way of overlooking and loss of privacy due to the internal elevated finished floor levels and proximity to the affected neighbour. However, at the time that KET/2019/0654 was being assessed, the case officer did not have the benefit of being able to judge the level of overlooking from the final and finished scheme as at the time the extension had not had its internal finishing installed. Thus, this earlier assessment had to be made with some degree of best estimation as to where the final internal floor level would be relative to No.7. On re-assessment of this now fully completed KET/2020/0070 scheme, views from within the extension towards No.7 were made with the benefit of standing on the final internal floor level.

Considering the relative distance from the window in question to the inner corner of No.7, approximated to be 16.5m, the oblique sight line angle and the original solid brick intervening boundary wall (approximately 1.6 to 1.7m in height), then a more accurate assessment concludes that the level to which privacy and overlooking is harmed is of a low order of magnitude that would not warrant the proposal being refused on these grounds. Interestingly, there is a 'wicker' type boundary treatment that is in excess of 2m in height that is demonstrated to provide an additional level of screening which protrudes just above the top of No.7's ground floor windows.

It is opined that the permeance, type and choice of boundary treatment is more of a civil matter between the two parties as the boundary could be increased to a full height of 2m under prevailing permitted development rights

To ensure that the neighbours' amenities will not be adversely affected from any future development not discussed at this stage then permitted development rights for the erection of a raised platform is recommended to be removed by condition.

At its closest point the angled rear of the single storey extension is approximately 19m from the rear facing ground floor windows of No.11 Malham Drive. The two properties are separated by a close boarded fence up to 2m in height with several tall and mature deciduous trees running along the boundary fence. It is opined that there would be a sufficient separation distance between the rears of the properties to ensure privacy levels would not be overtly compromised by the development. It is further considered that the privacy of the applicant is more impacted upon than that of the neighbour as the applicant has created a situation where views in their extension is possible from the first-floor windows of No.11.

Therefore, subject to the imposition of the above conditions the proposed development would accord with JCS Policy 8 (e).

#### 4. Parking Provision

The proposal has resulted in the loss of a garage that provided 2 parking spaces; however, the resultant development still delivers 4 on-site parking spaces, which would accord with the County Council's Parking Standards for a 5+ bed dwelling.

The application site and its immediate neighbours to the north and south are served by a private road. Accordingly, as this is a private road then any blocking-up of it by parked cars would be a private matter between the neighbours. The submitted plan (No. 2974/2 A) clearly demonstrates that the parking space to the front of the property would not infringe onto the private road to cause a blockage.

For the reasons given above the proposal would accord with JCS Policy 8 (b).

#### 5. Nene Valley Nature Improvement Area

The application site is within the NIA boundary; however, the application site is in an established residential area and the proposed scheme is small and on an already developed site. It is considered the small scale of the development proposed will have no adverse impact on existing wildlife or the improvement of the Nene Valley.

#### 6. Other

Party walls issues, including footings, are not material planning matters and are private matters dealt with under the Party Wall Act (non-planning legislation).

#### Conclusion

The proposal is considered to satisfy national and local planning policy and it is recommended that planning permission be granted subject to the recommended conditions.

#### **Background Papers**

Title of Document:

Date:

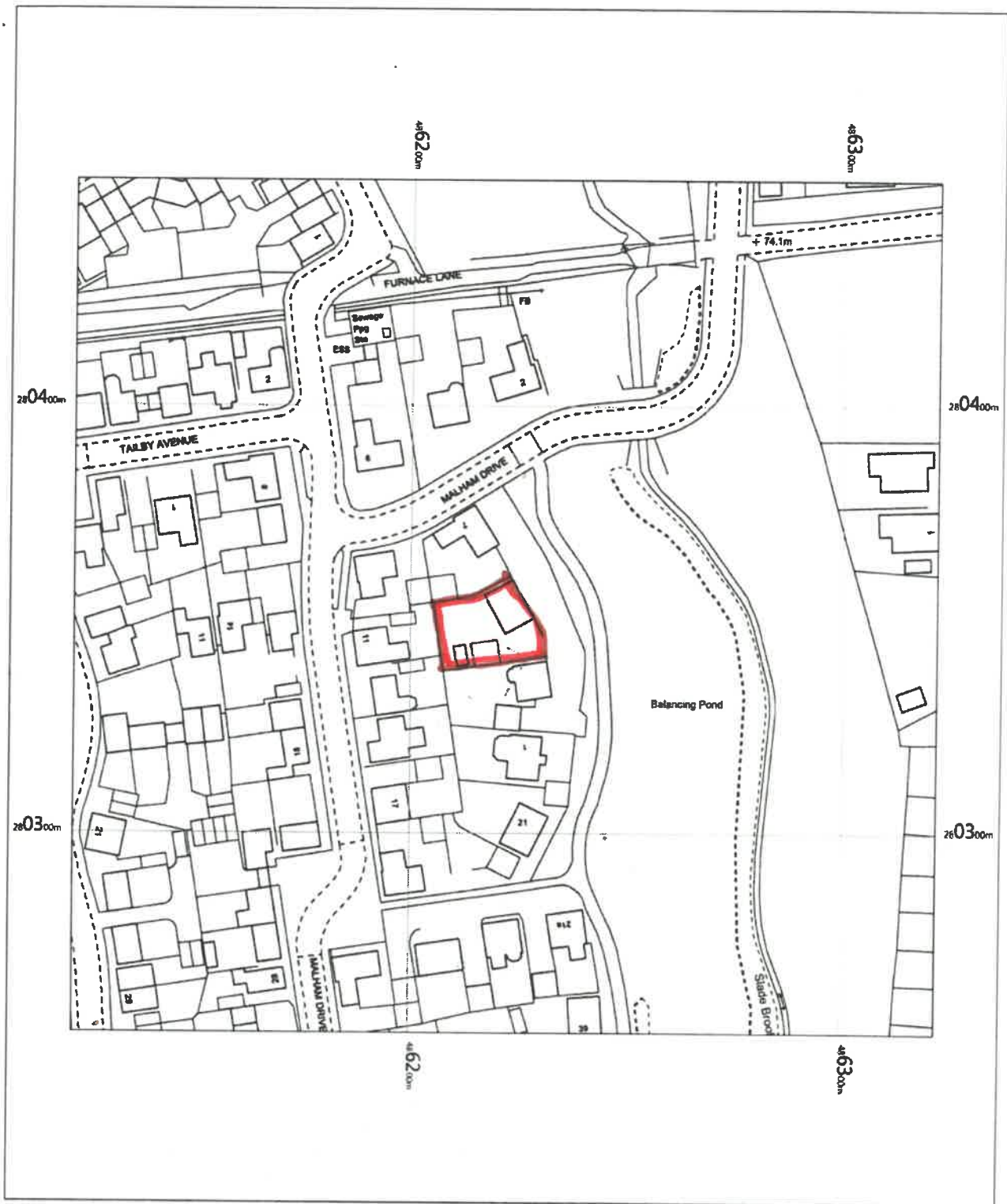
Contact Officer:

Alan Chapman, Development Officer on 01536 534316

#### **Previous Reports/Minutes**

Ref:

Date:

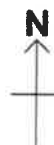


5 MALHAN DRIVE  
 KETTERING  
 NN16 9FS

OS MasterMap 1250/2500/10000 scale  
 Friday, March 8, 2019, ID: BW1-00783797  
 maps.blackwell.co.uk

1:1250 scale print at A4, Centre: 486222 E, 280353 N

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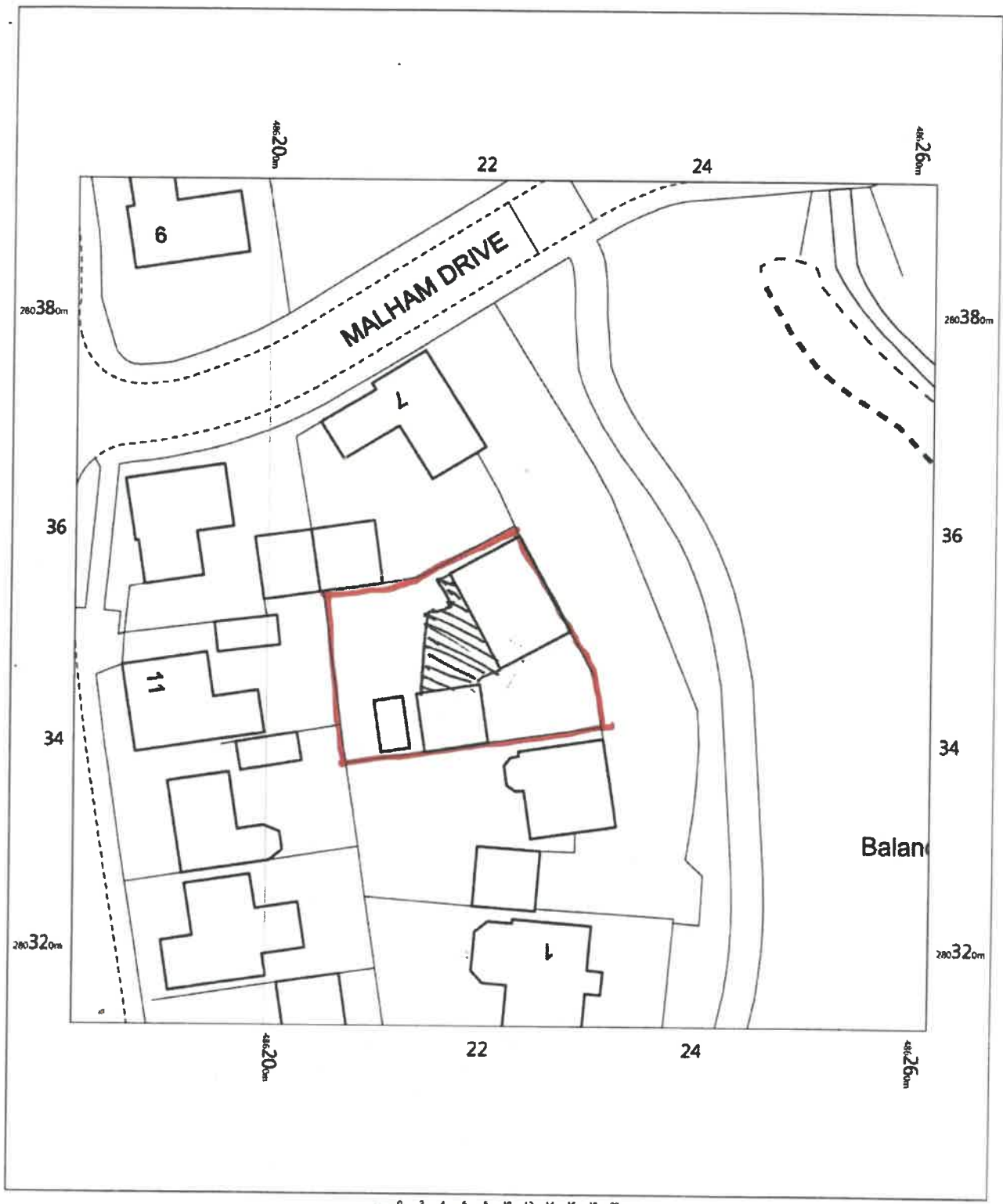
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5 Malham Drive  
 Kettering  
 Northamptonshire  
 NN16 9FS

OS MasterMap 1250/2500/10000 scale  
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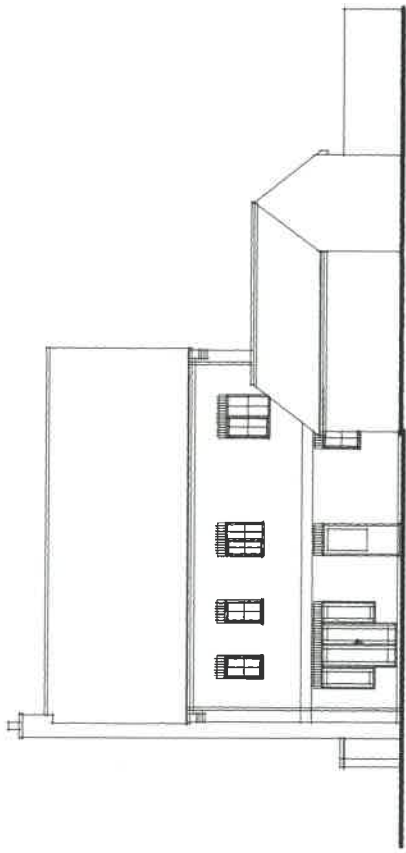
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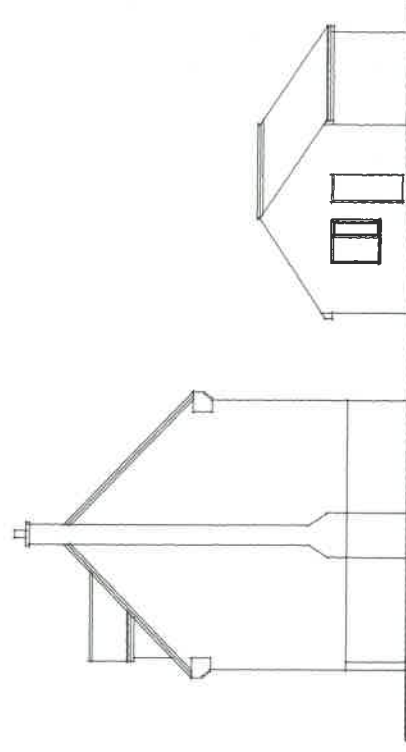
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Rev	Description	Date	By

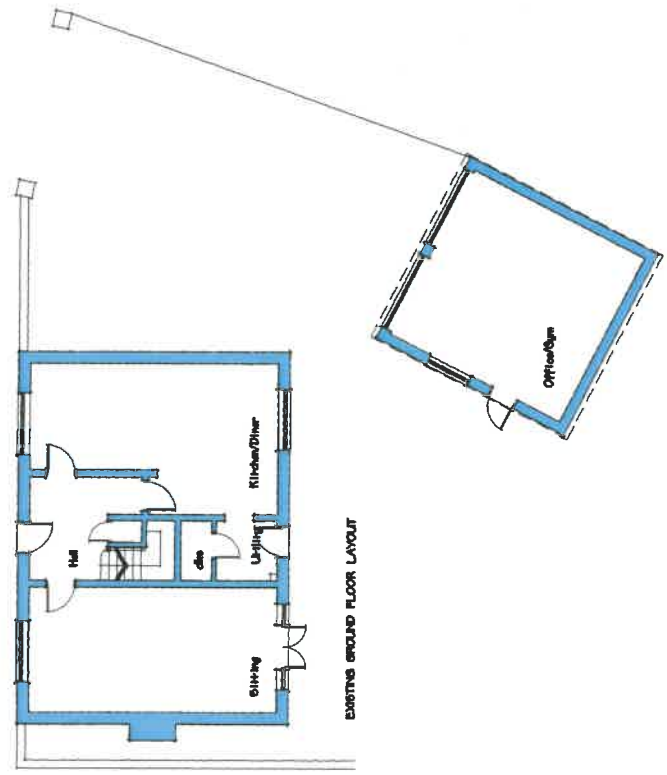
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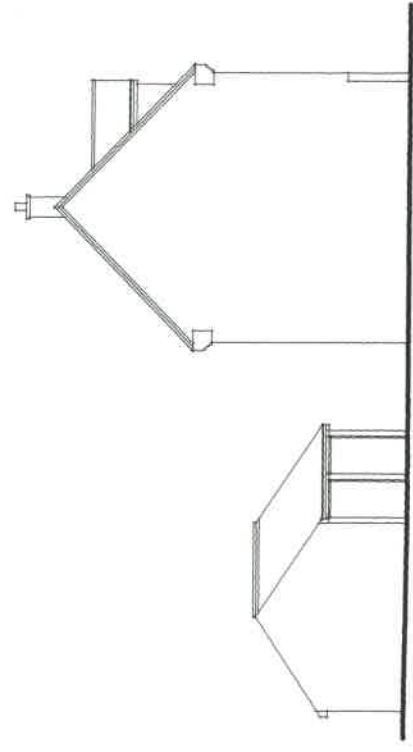
EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION



EXISTING GROUND FLOOR LAYOUT



EXISTING SOUTH ELEVATION

Job:

Proposed Extensions/Alterations,  
D,  
Katherine,  
Nurkhanke.

For:

MR & MRS J&TREET

Title:

Existing Layout

Scale: 1:100	Dwg No: 240771	Date: Mar 14	Rev:
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**REVISIONS**

Rev	Description	Date	By
A	Glazing Room window omitted	20/01/20	TMB

**NOTES**

Job:


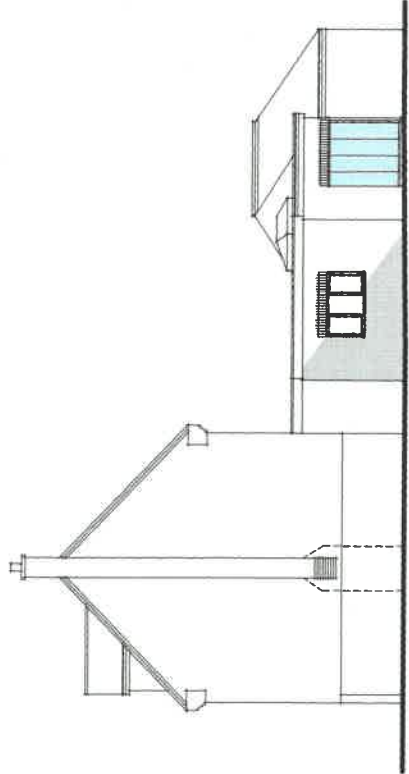
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5,  
Katherine,  
Northgate.  
For  
MR & MRS J&T STREET

Title:

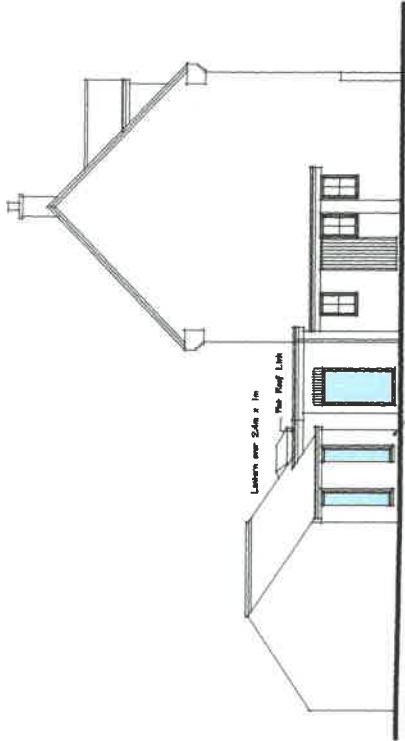
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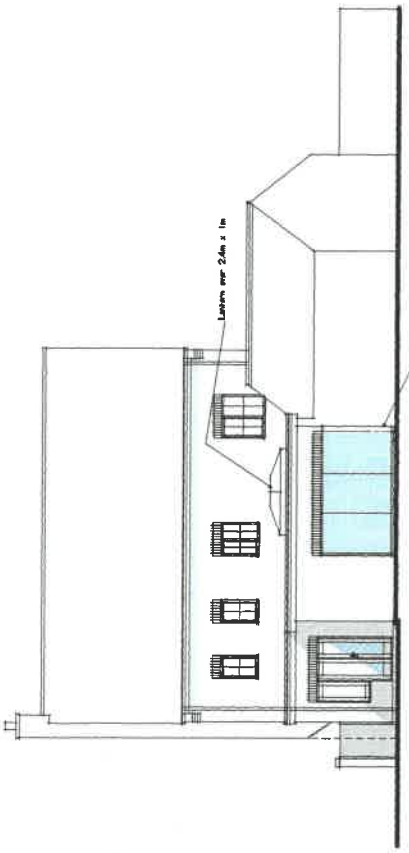
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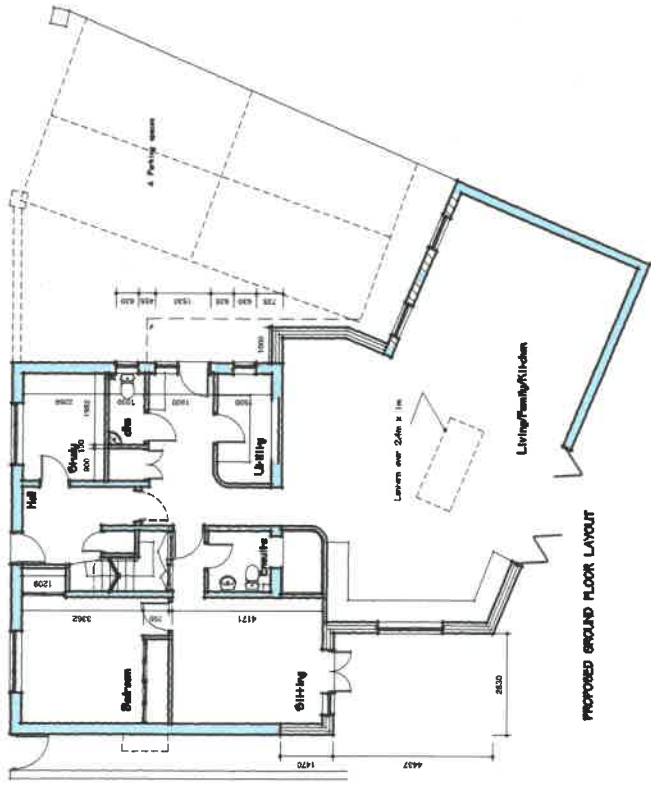
PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED GROUND FLOOR LAYOUT

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**BOROUGH OF KETTERING**

<b>Committee</b>	<b>Full Planning Committee - 24/06/2020</b>	<b>Item No: 5.6</b>
<b>Report Originator</b>	<b>Alan Chapman Development Officer</b>	<b>Application No: KET/2020/0187</b>
<b>Wards Affected</b>	<b>Queen Eleanor and Buccleuch</b>	
<b>Location</b>	<b>Cobley Lodge Farm, Corby Road, Little Oakley</b>	
<b>Proposal</b>	<b>Full Application: Single storey front extension to dog kennels building</b>	
<b>Applicant</b>	<b>Mr J Harker Harkers Barkers</b>	

**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.

3. No more than 40 (forty) dog boarding kennels shall be provided on this site.

REASON: In the interests of the amenities of surrounding occupiers and in order to control vehicle movements into and out of the site in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. The hereby permitted building extension shall only be used for dog grooming, waiting/reception area, toilet and kitchen purposes.

REASON: The proposal has been assessed on this basis regarding impact on neighbours and highway safety in the interests of the amenities of surrounding occupiers and in order to control vehicle movements into and out of the site in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## Officers Report for KET/2020/0187

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

### 3.0 Information

#### **Relevant Planning History**

KET/2019/0904, Extension to temporary planning permission (KET/2014/0662) for siting of mobile home for an essential worker in relation to the operation of a 40 dog boarding kennel, PENDING

KET/2015/0814, Infill south east elevation to allow for (10) additional kennels, APPROVED, 01/12/2015 (increase from 30 to 40 kennels)

KET/2014/0662, Siting of mobile home to accommodate an essential worker to assist with the operation of 30 dog boarding kennels, APPROVED, 09/12/2014

KET/2010/0776, Change of use from agricultural to play area and relocation of play equipment, APPROVED, 24/01/2011

KET/2008/0730, Creation of two storey side extension and increase in wall height at rear (alternative proposal – Pre-school nursery & 30 dog kennels), APPROVED, 27/10/2008

KET/2007/1088, Change of use of redundant farm buildings to incorporate the relocation of Pre-school Nursery and the creation of 30 dog boarding kennels, APPROVED, 19/03/2008

KET/2005/0216, Two storey side extension, APPROVED

KET/2005/0283, New buildings for cattery and kennels exercise area and associated parking, WITHDRAWN

KE/2001/0873, Re-siting of portacabin with canopy to existing pre-school facilities, APPROVED, 05/02/2002

#### **Site Visit**

Officer's site inspection was carried out on 07/04/2020

#### **Site Description**

The application site comprises of a mixed use as agriculture (Cobley Lodge Farm), dog boarding kennels (Harkers Barkers) and a pre-school nursery (Udder Pre-School Nursery), where the Cobley Lodge Farm is described by the Agent as an agricultural holding of 20.2 hectares (50 acres). The site is within the open countryside to the north of Geddington and to the south of Little Oakley, and is accessed from the A43, Kettering to Corby Road.

The holding comprises a farmhouse with a small area of garden around it, the Udder Pre-School Nursery and Harkers Barkers Boarding Kennels. The buildings

on site are approximately 180 metres from the main road and the site is well screened from the road by established hedging and mature trees.

### **Proposed Development**

Planning permission is being sought to construct a single storey extension to the front (north-east) elevation of the Harkers Barkers Dog Kennel building that currently exists. The proposed extension would measure 10.4m by 5.3m with a maximum height of 5.5m to match that of the building it will attach to. The proposed extension would house a reception area, WC and a grooming area and would connect to the existing kennel reception and food preparation area.

For clarity, KET/2007/1088 approved the proposal for 30 dog boarding kennels and a reception area. KET/2015/0814 approved the proposal for an extension of the building (to infill between the kennels and reception area) to create an addition 10 dog boarding kennels, thereby meaning that the site has planning permission for a total of 40 dog boarding kennels although each kennel could contain more than one dog. This KET/2020/0187 would not increase the number of dog boarding kennels at the property. To ensure that the proposed 'dog grooming area' is not converted into boarding kennels at a later date, a condition shall be imposed to control this.

### **Any Constraints Affecting the Site**

A Road

## **4.0 Consultation and Customer Impact**

**Little Oakley Parish Council:** Raise no objection

**Highway Authority:** Cannot support proposal for lack of information concerning parking and access arrangements

**Environmental Care:** No comments received

**Environmental Health:** No objections

### **Neighbours**

Objection(s) (x1) from Woodlands Corby Road. Reasons cited:

- Noise from the kennels
- Premises is for agricultural and should be only used for farm purposes
- National grid has a transformer there which is being used to the maximum limit and cannot facilitate the necessary current usage, so if there is more usage this will affect power supply to my house
- Have had previous experiences where power supply is affected

## **5.0 Planning Policy**

### **National Planning Policy Framework (NPPF) (2019)**

Policy 1: Introduction

Policy 2: Achieving sustainable development

Policy 4: Decision-making  
Policy 6: Building a strong, competitive economy  
Policy 12: Achieving well-designed places  
Policy 15: Conserving and enhancing the natural environment

### **Development Plan Policies**

#### **North Northamptonshire Joint Core Strategy**

Policy 1: Presumption in favour of Sustainable Development  
Policy 8: North Northamptonshire Place Shaping Principles  
Policy 11: The Network of Urban and Rural Areas  
Policy 22: Delivering Economic Prosperity  
Policy 23: Distribution of New Jobs  
Policy 25: Rural Economic Development and Diversification

#### **Local Plan**

7. Environment: Protection of the Open Countryside

#### **Emerging Policies (Local Development Framework)**

Site Specific Part 2 Local Plan

### **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. Character and Appearance
3. Residential Amenity
4. Parking and Highway Safety
5. Other

### 1. Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the Development Plan, unless material planning considerations indicate otherwise. Paragraph 2 of the National Planning Policy Framework (NPPF) reiterates this.

Policy 6 (Paragraph 83) of the NPPF is supportive of decisions to enable the growth and expansion of all types of business in rural areas, new buildings, development and diversification of agricultural and land-based businesses. Policies 11, support development in rural areas that support the rural economy, enhances existing employment sites, helps the development rural employment sites of an appropriate scale and type, and supports the diversification and ongoing viability of existing rural based businesses.

The proposal involves the building of a single storey extension onto the consented dog kennelling building but does not include any additional kennels. The extension would provide a space for dog grooming operations. The Agent has stated on the application form that the additional gross internal floorspace would increase by 55 sqm from 882 sqm to 937 sqm. The existing operations on site are stated to provide employment for 4 full-time and 2 part-time employees (total 5 full-time equivalent), and this proposed extension would increase the employees to 6 full-time and 3 part-time (total 7.5 full-time equivalent). A total increase equivalent of 2.5 full-time.

The Agent has also stated that the proposed grooming room will not add significantly to the number of animals on site as only two animals can be attended to within this place at any one time. He went onto to state that Cobley Lodge Farm is an agricultural holding but also holds planning consent for commercial business activity. It is made up of the farm (50 acres), the kennels business and the nursery business. As for most farms now, diversification avenues are a necessity with the changing times. The premises were granted planning permission to diversify by KBC for the kennels back in 2007 where no objections were raised. An additional infill (extension to building) to allow for 10 more kennels was permitted in 2015 and no objections were raised.

The proposed building, with the associated ancillary business operations and small increase in employment, are regarded as modest and proportionate in scale and type that would help to sustain an on-going rural based business. In this

regard the principle of development for this proposal is adjudged to be acceptable subject to the satisfaction of the other development plan criteria assessed below.

## 2. Character and Appearance

Policy 8(d) of the North Northamptonshire Joint Core Strategy (JCS) requires new development to respond to the area's local character.

The existing kennel building comprises extended former agricultural buildings constructed of blockwork with profiled metal cladding above and PVCu windows, which has previously be found to reflect the existing agricultural buildings on site and respects the character of their surroundings in accordance with Policy 8(d) of the JCS.

The proposed building is designed to match the shape and form of the existing building and would have a metal clad roof and rendered walls to match of the exiting. As such, subject to a condition requiring materials to match the existing, the resulting building, the extension will reflect the existing agricultural buildings on site, respecting the character of its surroundings in accordance with Policy 8(d) of the JCS.

## 3. Residential Amenity

Policy 8(e) of the North Northamptonshire Joint Core Strategy (JCS) requires new development not to result in an unacceptable impact on the amenities of neighbouring properties by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

The neighbour (of approximately 20 to 30 years) at 'Woodlands' Corby Road is located approximately 76m due south of the highway access to the site along Corby Road, and approximately 300m due east of the proposed building. This neighbour has objected on the grounds of noise from the kennels.

The Agent responded to this issue by stating that *"...the proposed development of a grooming facility has a very minimal if any effect on noise as it would be a fully enclosed building, the specification of brickwork and insulation e.g. like the current kennels reception/prep room building, almost a soundproof specification."*

In addition, this Council's Environmental Health team were consulted, and they were satisfied with the proposal as they did not object or recommend that any restrictive conditions be imposed.

It is opined, that due to the 300m distance between the proposed building and the neighbour, then it would be unlikely that the level of noise emanating from the facility would not cause unacceptable disturbance to the neighbours. It should be noted that the proposal would not result in any additional kennels and is for the grooming of dogs only where the Agent has stated that the number of animals on site as only two animals can be attended to within this place at any one time.

For the reasons above the proposal would accord with JCS Policy 8(e).

#### 4. Parking and Highway Safety

Policy 8(b) of the North Northamptonshire Joint Core Strategy (JCS) requires new development to have a satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards, and not to have an adverse impact on the highway network nor prejudice highway safety.

The site is accessed via a long single vehicle driveway from the A43 Geddington to Corby road. The access was widened (see KET/2015/0814) close to the A43 to a dual track to allow at least 4 vehicles to wait at the site entrance should there be traffic using the single part of the track. At the end of the track, in proximity to the boarding kennels is a large car park, solely for the kennel use which is enough to accommodate the number of vehicles for the consented 40 boarding kennels.

The Local Highway Authority cannot support this latest proposal unless further information is supplied concerning on-site parking capacity. As the Agent states, the proposal would cater for an additional 2.5 full-time equivalent employees and for 2 dogs being groomed. Irrespective of the LHA's comments, it is opined that from case officer site visits and from the plans supplied that there is ample room currently on-site that could cater for the additional vehicles associated with the very modest increase in staffing levels and grooming clients. Also, the site is set off the adopted highway by approximately 330 metres therefore it is unlikely that there will be any impact with regards to parking upon the public highway.

For the reasons above the proposal would accord with JCS Policy 8(b).

#### 5. Other

The objector has cited issues with the electricity supply (primarily in the operation of their washing machine) and the premises should only be used for agricultural purposes. On the matter of electricity supply, this is not regarded as a planning matter. On the matter of uses permitted on site, then this is addressed under the 'Principle of development' section above: - essentially policies of the NPPF and the JCS encourage and support the diversification of farming business in the rural area.

The objector's comments were shared with the Agent whom responded as follows:

*Mr Joel Harker states: "In 2014 we [the Applicants] paid to have our power upgraded by Weston Power to three phase power from single-phase, we have no problems with capacity. I am unsure how our supply effects his, but I am sure since we have had the upgrade it would not be a problem. It was upgraded when they did a full line upgrade/added a new transformer. I feel if he has capacity issues this is between himself and his energy supplier not us."*

*The Agent then added: "As you will see the power supply has been the subject of an upgrade and as such no power loss due to the Cobley Farm development should take place. I have to agree with my client that before these allegations are formally lodged as they have been contacted and confirmation of the alleged issued should be made with the electricity supplier."*

The Agent's reposts (see above) were then sent to the objector whom was invited to offer their rebuttal, alas no response has thus far been received back.

**Conclusion**

For the reasons given above and subject to a condition requiring external building materials to match the existing building, re-imposing limits on the total number of dog boarding kennels permitted on the site and the use of the extension hereby permitted, the proposal accords with policies in the Development Plan and is recommended for approval.

**Background Papers**

Title of Document:

Date:

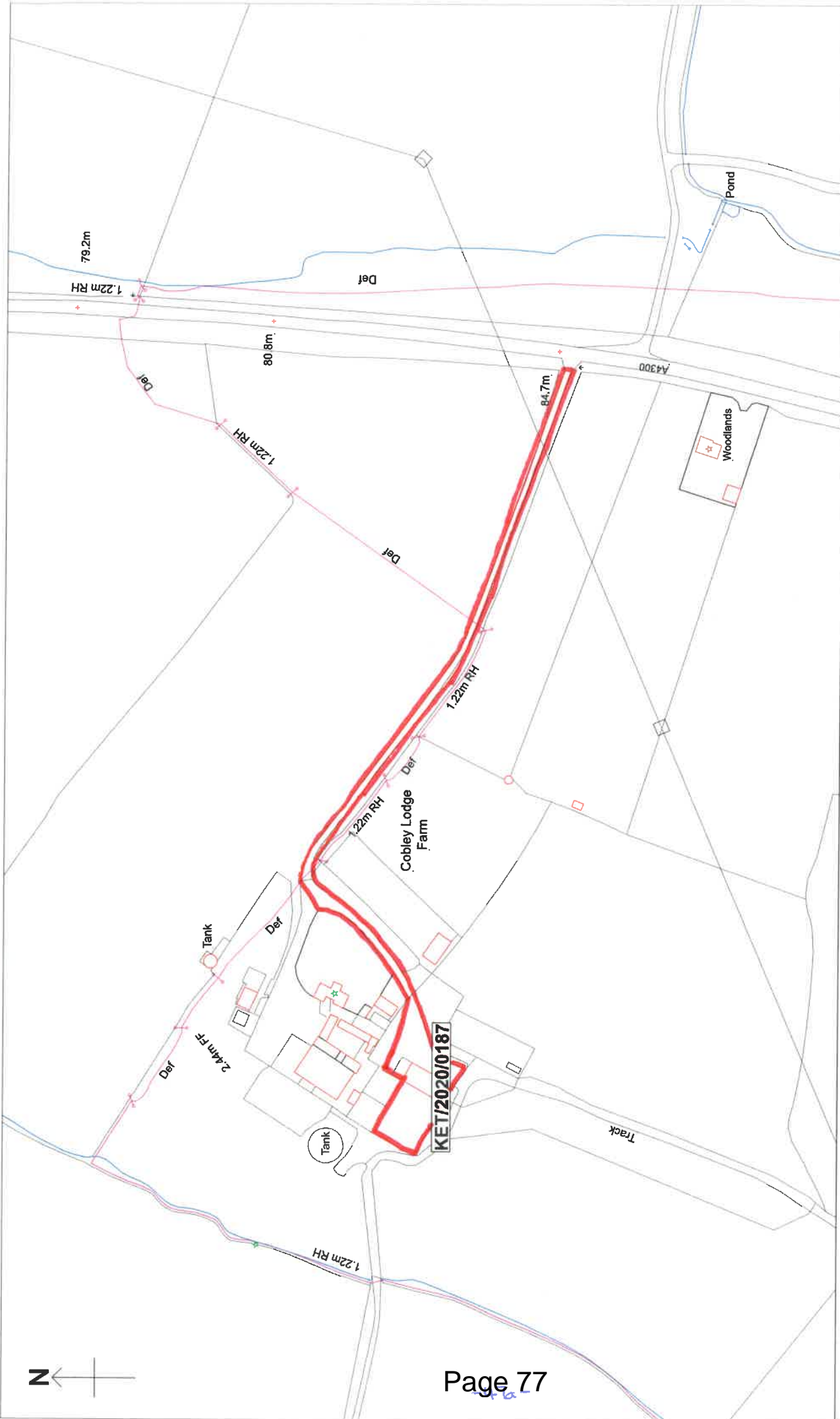
Contact Officer:

Alan Chapman, Development Officer on 01536 534316

**Previous Reports/Minutes**

Ref:

Date:



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100017647

Title: KET/2020/0187 - Harkers Barkers, Cobbley Lodge Farm, Corby Road, Little Oakley

Date: 12:06:20

Scale: 1:2500

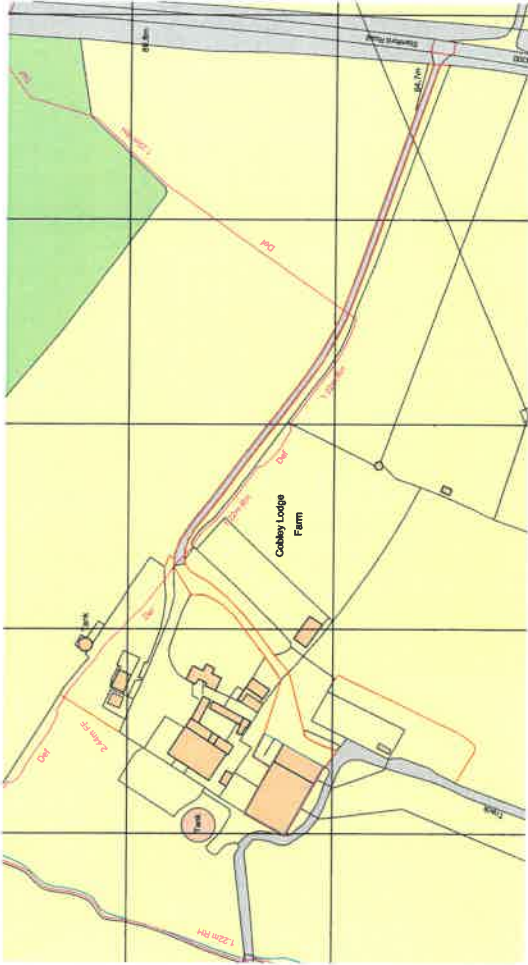
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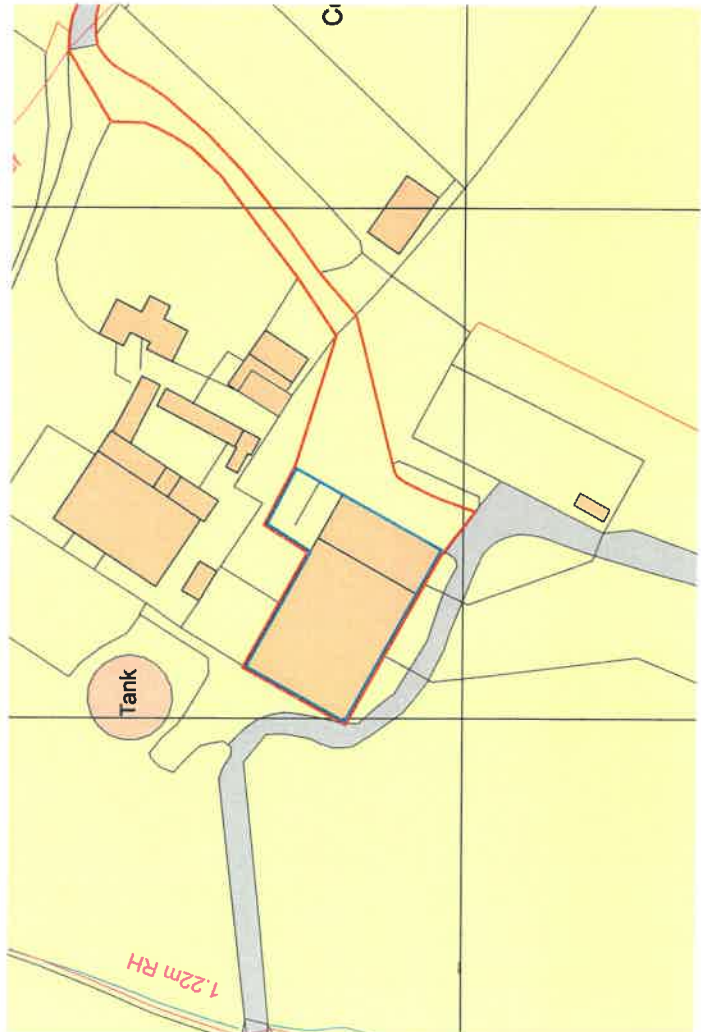
North point

North



Location Plan

Scale: 1:1250



Site Plan

Scale: 1:500

Revision Log:  
 01 Issue boundary amended.  
 Date: 16/02/20  
 By: [Signature]

Project:  
 Cockley Lodge Farm,  
 Cockington,  
 Northamptonshire,  
 NN18 8BE

Client:  
 Loxley Harter

Scale:  
 VARIOUS

Drawn by:  
 HL Date: 25.02.20 Paper Size: A1

Checked by:  
 [Signature] Location Plans

Drawing Issue:  
 PLANNING ISSUE

Drawing Number:  
 4959/LH/20/001 Revision: P1



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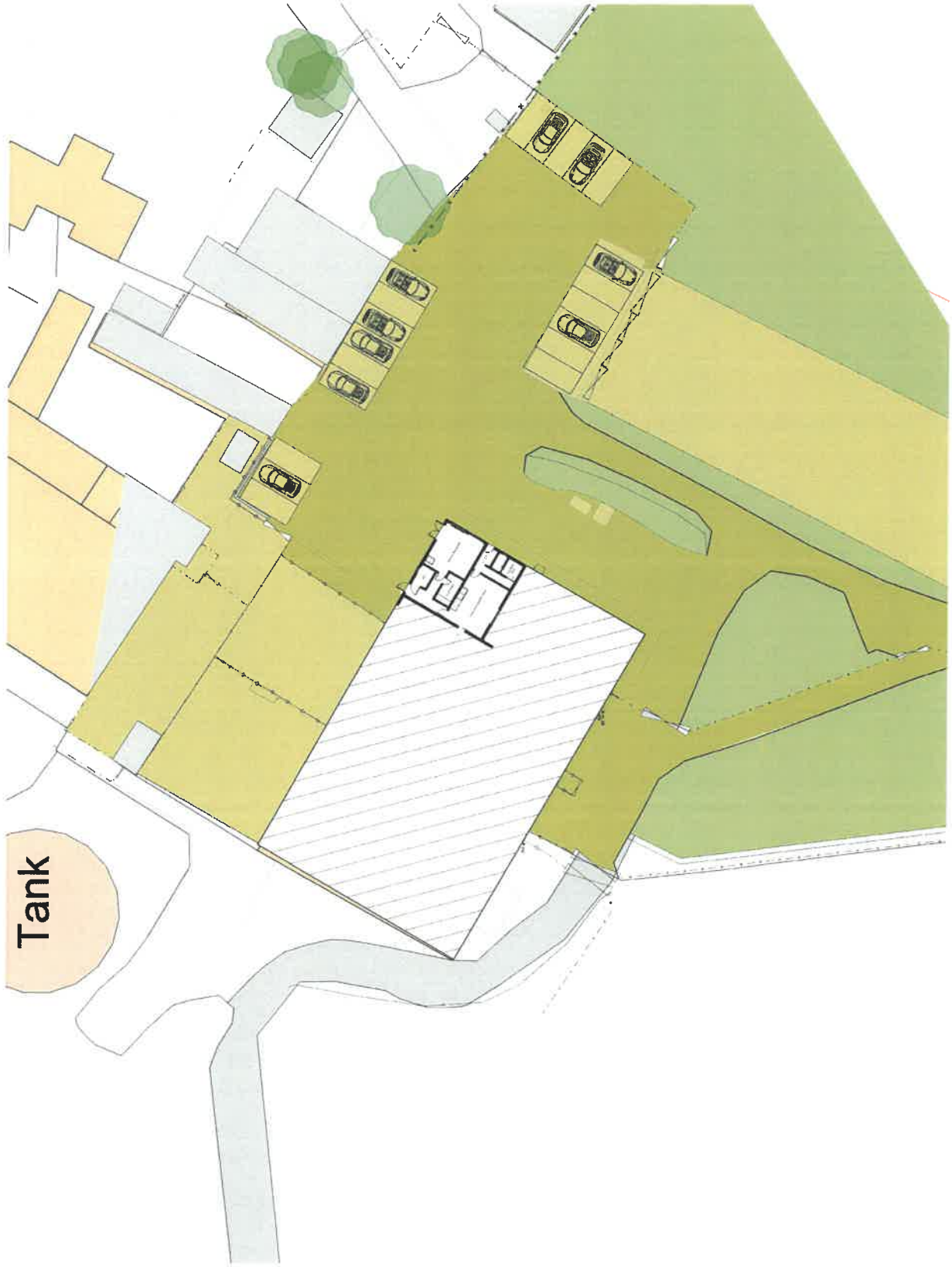
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Client	Wickham Lodge Farm, Gresham, Northamptonshire, NN16 8RE
Scale	1:200
Drawn By	JIS
Checked	NIC/20
Date	11/01/20
Page Size	A1
Drawing Title	Existing Site Plan
Drawing Status	PLANNING ISSUE
Drawing Number	4959/LH/20/003
Revision Number	P0

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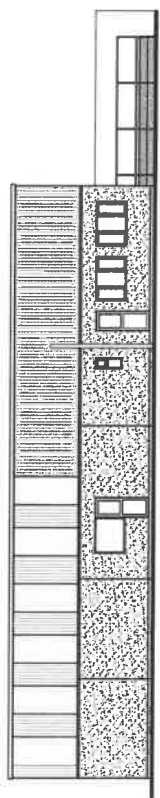
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Site Plan

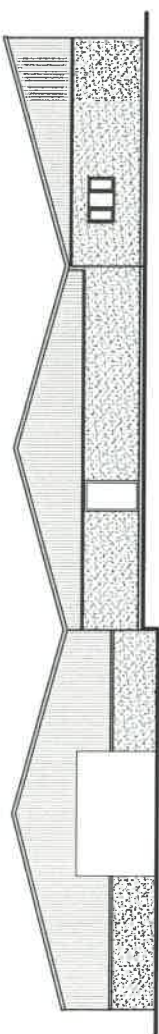
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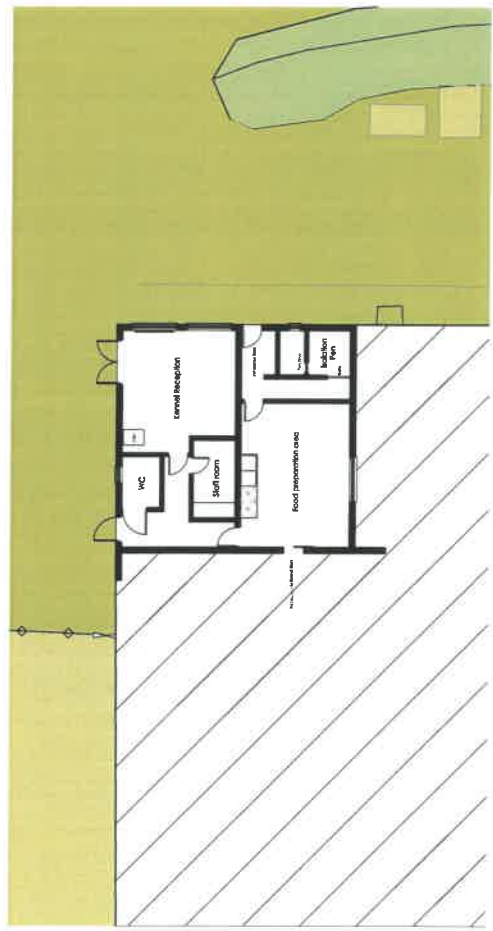
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1:100



South East Elevation  
1:100



South West Elevation  
1:100



Ground Floor Plan  
1:100

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Client	
Contract Ref	
Scale	1:100
Drawn By	JTB
Checked	Mar '20
Project Size	A1
Drawing Title	Existing Ground Floor Plan and Elevations
Drawing Status	PLANNING ISSUE
Drawing Number	4959/LH/20/004
Revision Number	P0

Check: Lesley Haskler

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North point  
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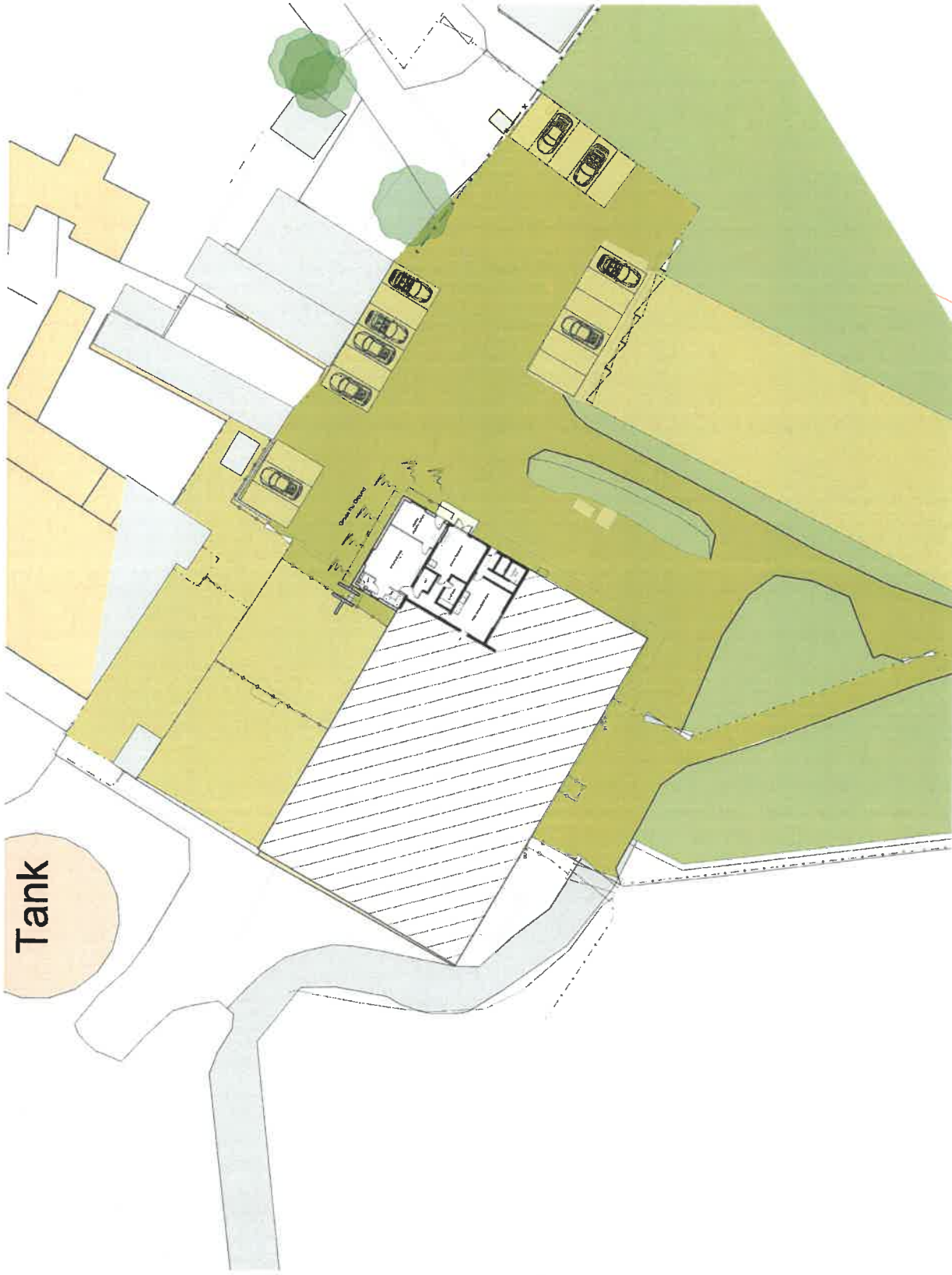


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Drawn by	JTB
Checked by	JTB
Date	16th Mar '20
Project Name	AI
Drawing Title	Proposed Site Plan
Drawing Issue	PLANNING ISSUE
Drawing Number	4959/LH/20/005
Revision Number	PO

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Chartered Architect



Site Plan 1:200

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Item notes:

Name:

Revision Log:

Rev	Description	By	Date

Project: Oakley Lodge Farm, Gokington, Northamptonshire, NN16 8PE

Client: Lady's Hooker

Scale: 1:100  
 Drawn by: JTB  
 Checked: MCR '20  
 Paper Size: A1

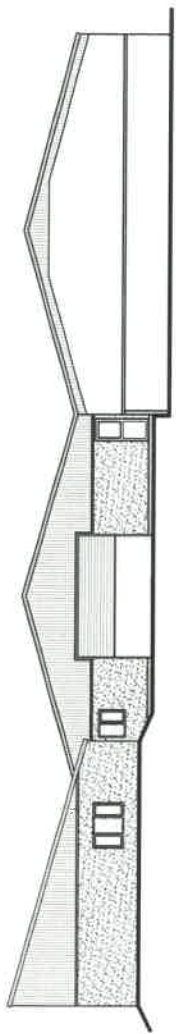
Drawing Title: Proposed Ground Floor Plan and Elevations

Drawing Status: PLANNING ISSUE

Drawing Number: 4939/LH/20/006  
 Revision Number: P0



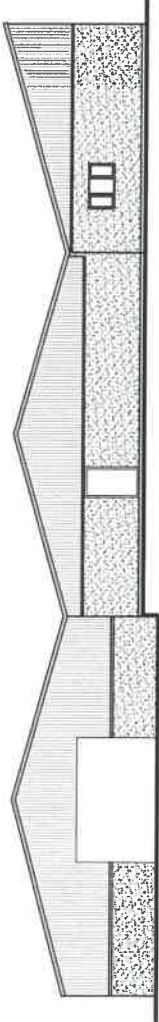
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North East Elevation 1:100



South East Elevation 1:100



South West Elevation 1:100



Ground Floor Plan 1:100

**BOROUGH OF KETTERING**

<b>Committee</b>	<b>Full Planning Committee - 24/06/2020</b>	<b>Item No: 5.7</b>
<b>Report Originator</b>	<b>Ruth James Assistant Development Officer</b>	<b>Application No: KET/2020/0197</b>
<b>Wards Affected</b>	<b>All Saints</b>	
<b>Location</b>	<b>82 Kingsley Avenue, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Demolition of garage and erection of 1 no. dwelling</b>	
<b>Applicant</b>	<b>Mrs B Graham</b>	

**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 in the table 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. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

4. Demolition or construction shall not occur other than between the hours Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. The external facing and roofing materials hereby approved shall be in accordance with the submitted details stated within the Design and Access Statement KET/2020/0197/3 received on 26/03/2020 specifically:

- Facing brick - Ibstock Western Red
- Roof tiles - Redland Mini Stonewold - Tudor Brown
- uPVC casement windows in white

REASON: In the interests of visual amenity in accordance Policy 8 of the North Northamptonshire Joint Core Strategy.

6. 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 building, structure or other alteration permitted by Class A, B, C, D or E of Part 1 of Schedule 2 of the Order shall be erected, constructed or made on the application site.

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.

7. In accordance with the details shown on the approved plan 19/M357/20a dated 24/04/2020 the windows to the first floor bathroom and ground floor WC on the southwest side elevation and the window to the first floor ensuite on the northeast front elevation of the dwelling hereby approved, shall be glazed with obscured glass 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

8. The development shall not be carried out other than in accordance with the approved details within the Energy Statement KET/2020/0197/1A received on 24/04/2020

REASON: In the interests of energy efficiency and sustainable construction in accordance with Policy 9 of the North Northamptonshire Joint Core Strategy.

9. The developer shall put in place systems to ensure that all operational vehicles arriving at or leaving the site are appropriately sealed or covered, to prevent any material spillage, wind blow and odour nuisance and be cleansed of debris. Any debris deposited on the adopted highway (maintainable at public expense) during construction is to be removed and the highway cleansed.

REASON: In the interests of highway safety and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

10. The fencing hereby approved shall be 1.8 m high close boarded feather edge fencing in accordance with the details shown on 19/M357/20a received on 24/04/20 and will be erected along the southwest boundary. The dwelling shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details and shall be permanently maintained in that form.

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

## Officers Report for KET/2020/0197

This application is reported for Committee decision because the proposal is a contentious application which, in the opinion of the Head of Development Services, is a matter for the decision of the Committee.

### 3.0 Information

#### **Relevant Planning History**

KET/2018/0806 – demolition of garage and erection of 1 no. dwelling. Withdrawn 27/11/2018

KET/2019/0750 – demolition of garage and erection of 1 no. dwelling. Approved 15/01/2020

#### **Site Visit**

Officer's site inspection was carried out on 07/11/2019 and 15/04/2020

#### **Site Description**

The application site lies within the town boundary to the northeast of Kettering within an established residential area. Ancient mapping shows that Kingsley Avenue along with the parallel residential roads of Blandford and Neale Avenue were developed during the first half of the 20th century. These roads run in a northeast direction from Rockingham Road for a distance of over 800 metres.

The application site originally formed part of the garden for no.82 Kingsley Avenue and is located between this property and no.88. A large detached garage to the front of the plot has been demolished and the plot has temporary heras fencing across the front to secure the site. The division of the plot has reduced the garden area of no. 82 Kingsley Avenue significantly and the proposed site has a width of 8 metres. To the rear the site is level and is grassed with some shrubs, there is existing 1.8 metre high fencing to the eastern side and across the rear boundary.

Properties in the immediate vicinity are two storey and semi-detached and being built around the turn of the 20<sup>th</sup> Century are of classic Victorian design, with curved window-led bay frontages and gable detailing. They sit forward within their plots following a uniform build line along the street and maintain a 2 metres separation with non-adjoining neighbours. To the rear the properties have narrower two storey projections that extend into their plots. Within the wider street scene Kingsley Avenue continues with mainly semi-detached dwellings and some detached. There is a strong character to the street with bay windows, gable detailing and a uniform build line. A few properties occupy wider plots and benefit from garages and/or off road parking.

#### **Proposed Development**

It is proposed to construct a two-storey detached dwelling house.

This application is a revised design of the approved consent KET/2019/0750, which enlarges bedroom 3 and reconfigures the internal layout.

In the originally submitted scheme the ridge heights of the front and rear gabled roofs had been altered from the approved design of the 2019 application. Following concerns from a neighbour these heights were altered to the 2019 approved scheme and amended plans were submitted. A 14 day reconsultation was carried out.

### **Any Constraints Affecting the Site**

Within the Nene Valley Nature Improvement Area (NIA) Boundary

## **4.0 Consultation and Customer Impact**

### **NCC Highways**

The same parking beat survey has been provided for this revised application as was submitted for KET/2019/0750, which met the requirements within the 200 metre zone and was therefore acceptable. Given the recent approval the Local Highways Authority requests that the Local Planning Authority takes a view. Should consent be given then a condition for the prevention of debris and waste spillage onto the public highway be applied.

### **Environmental Health**

No objection subject to conditions and an informative being applied with respect to working hours for construction, unexpected contamination and radon gas. These have been taken into consideration and will be applied to any consent given.

**Neighbours** Notifications were sent out to neighbouring occupiers and a site notice was erected. Responses from five addresses were received.

Comments received from the occupants of no. 42 Kingsley Avenue:

- Initial consultation – Objection: Loss of parking.
- 14 day reconsultation – No further comments

Comments received from the occupants of no. 79 Kingsley Avenue

- Initial consultation – Objection: Concerns regarding loss of light, loss of parking for the wider street area, which is already difficult and no on-site parking provision the new dwelling. Also, the design of the proposed dwelling not in keeping with the street.
- 14 day reconsultation – No further comments

Comments received from the occupants of no. 81 Kingsley Avenue:

- Initial consultation – Objection: Loss of parking and wider parking implications for the street, which already struggles from lack of on street parking availability.
- 14 day reconsultation – No further comments

Comments received from the occupants of no. 88 Kingsley Avenue

- Objection: Concerns regarding loss of light to the kitchen area and height alteration to the roof.
- 14 day reconsultation – Roof height concern now resolved. Objection remains regarding the loss of light to the kitchen.

Comments received from the occupants of no. 89 Beatrice Road:

- Initial consultation – Objection: Concerns regarding privacy and overlooking towards no.89; overdevelopment of the area; loss of garage and parking for the wider street area, which is already difficult. Loss of trees; site address.
- 14 day reconsultation – No further comments.

## **5.0 Planning Policy**

### **National Planning Policy Framework (NPPF):**

Policy 5. Delivering a sufficient supply of homes

Policy 12. Achieving well-designed places

Policy 15. Conserving and enhancing the natural environment

### **Development Plan Policies**

#### **North Northamptonshire Joint Core Strategy (JCS):**

Policy 4. Biodiversity and Geodiversity

Policy 8. North Northamptonshire Place Shaping Principles

Policy 9. Sustainable Buildings

Policy 11. The Network of Urban and Rural Areas

Policy 28. Housing Requirements

Policy 29. Distribution of New Homes

Policy 30. Housing Mix and Tenure

#### **Local Plan 1995 (Saved Policies)**

Saved Policy 35. 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. Principle of development
2. Design, character and appearance
3. Residential amenity and living conditions
4. Highways and parking
5. Sustainable construction and design
6. Other matters

### 1. Principle of development

The application site is located in an established residential area to the northeast of Kettering within the town boundary and on the southwest side of Kingsley Avenue.

The principle of proposing a residential property within town confines is consistent with saved Local Plan Policy 35, Policy 29 of the North Northamptonshire Joint Core Strategy and guidance contained within the National Planning Policy Framework which seeks to focus development in towns in the interest of sustainability and to safeguard rural areas.

Paragraph 68 of the National Planning Policy Framework states that applications for housing on small sites can make an important contribution to meeting housing requirements for an area.

Policy 11 of the JCS directs development towards the growth town of Kettering. Policy 29 of the JCS asserts that priority will be given to the reuse of suitable previously developed land, followed by other suitable land in urban areas.

Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of new residential development provided that it complies with the place shaping principles outlined within the policy.

Although the principle of residential development in this location is considered to be acceptable, the appropriateness of the proposal will be subject to the satisfaction of



detailed planning considerations in relation to design, character and appearance, amenity and parking and highway safety as set out below.

## 2. Design, character and appearance

Policy 12 of the NPPF requires good design while Policy 8(d) of the JCS requires development to be of a high standard of design that responds to the immediate and wider context so as to respect and enhance the character of its surroundings.

The application site previously formed part of the garden for No 82 Kingsley Avenue, the neighbouring property to the southwest. The site has now been divided to create a plot with a width of approximately 8 metres. Located between no's 82 and 88 Kingsley Avenue, the plot is surrounded predominantly by two storey, semi-detached properties of classic Victorian design, with two-storey projections to the rear. They sit forward within their plots following a uniform build line along the street and maintain a 2 metres separation with non-adjointing neighbours. A few properties within the wider street scene occupy wider plots and benefit from garages and/or off road parking. No 82 was one such property benefitting from a wider plot, with a large garage and off road parking; this has now been demolished. The rear of the application site is level and is grassed with some shrubs, there is existing 1.8 metre high fencing to the eastern side and across the rear boundary.

The proposed dwelling would be a three bedroom, two-storey detached house with a gable roof and front gable projection with a square bay window to the ground floor. The main entrance would face towards the adjacent highway and have a lean-to canopy porch with open sides. The dwelling would be set forward within the plot and the principle elevation would be in line with the uniform build line along the street. The separation distances with no's 82 and 88 Kingsley Avenue would be 1.8 metres and 1 metre respectively. The existing boundary treatment with no.88 of a 1.8 metres high close boarded fence would remain and a new fence of the same type and height would be erected between no. 82 and the application site. A low brick boundary wall 750/900mm high would be built across the site frontage.

The proposed dwelling would extend into the plot for a distance of 11.1 metres, before dropping to single storey at the rear for a further 2.6 metres. The previous application KET/2019/0750 for two-storey dwelling on the site, which was approved at committee on 15<sup>th</sup> January 2020, had a narrower first floor rear elevation which was set away from the southeast boundary having a proposed width of approximately 3.6 metres. This revised application sees the rear first floor elevation now filling across the width of the main dwelling, with a gable roof. In the originally submitted revised scheme, the rear gable projection had a steeper pitch and the ridge height of the roof to the rear had been raised by 60 cms to 7.6 metres. Amended plans have been submitted and reconsulted on, which reduce the height to 7 metres.

The design of the new dwelling has incorporated features from the surrounding street scene including a ground floor bay window and protruding gable to the frontage. The front build line matches the existing street scene and the scale of the dwelling is in keeping with existing properties in both height and width. The application proposes finished materials that would be in keeping with the existing street scene and these would be agreed by an appropriate condition. Adequate

space has been provided around the perimeter and at the rear of the dwelling for accessing the rear garden, the storage of bins and for property maintenance and the cleaning of windows.

The amendments to the dwelling house of this revised scheme, are to the rear of the property and overall, are not considered to adversely impact the design or character of the site or its surroundings.

The proposed dwelling is considered to comply with Policy 12 of the National Planning Policy Framework and Policy 8 of the North Northamptonshire Joint Core Strategy and subject to it being constructed of suitable materials, which can be requested by condition, the proposal is considered to be acceptable.

### 3. Residential amenity and living conditions

Policy 12 of the NPPF seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy 8 of the JCS is clear that development must not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

The proposed dwellinghouse would be two-storey and located between two semi-detached two-storey dwellings, no's 88 to the northeast and 82 to the southwest. No.88 has previously been extended to the side above a garage and there are no windows within the southwest side elevation of this extension. The two-storey element of the new dwelling adjacent to no.88, would match with the front build line of no.88s first floor side extension and garage, whilst to the rear it would extend beyond this first floor side extensions build line, but not beyond the build line of the original outrigger to this property that is set away from the application site and where no. 88's kitchen is located.

The occupants of no.88 have objected to the application raising concerns about the increased height to the ridge line of roof on the rear gable projection and loss of light to their kitchen.

In the originally submitted revised scheme, the rear gable projection had a steeper pitch and the ridge height of the roof to the rear would have been 7.6 metres. Following these neighbour concerns amended plans were submitted reducing the height by 60 cms to 7 metres. This was reconsulted on for 14 days. The occupants of no.88 withdrew their concern in regard to the roof height but retained their objection of the grounds of loss of light to their kitchen.

At the rear no.88's first floor windows overlook its rear garden. There are side facing windows at ground floor level, but these are in the original rear projection which is set away from the boundary with the application site. The new proposals would leave a separation distance of approximately 7 metres between 88 and the new dwellings side elevation. It is accepted that the infilling of the first floor southeast corner of the new dwelling would see an increase to over shadowing towards the French doors which face southwest and serve no. 88's kitchen. However, owing to the orientation of the site this would only be at the end of the day for a short time. Furthermore, this area already experiences overshadowing from the outrigger at

no.82 in the later part of the day, reducing the light to the French doors and kitchen. For these reasons the potential increase to overshadowing is considered to be at an acceptable level.

The proposed dwelling would contain a small ground floor window to serve the hallway, and a half glazed door to access the utility room, in the northeast side elevation facing no.88; there would also be one small window to the first floor, which would serve the stairs. None of the windows serve principle rooms and the 1.8 metre high boundary fence would keep potential overlooking impacts from the utility room door to an acceptable level.

The occupants of no.79 have also objected stating that they are concerned in regard to loss of light, loss of parking and that the design is not in keeping with the street scene. No. 79 is located to the northern side of Kingsley Avenue opposite to no.88 and its front elevation is at an angle with the application site. A large tree sits outside this property which as stated by the occupants, already blocks light to their front windows. Given the oblique angle of the front of no.79 with the proposed dwelling and the separation distance of approximately 15 metres between the frontages of no.79 and the new dwelling, it is not considered that the development will overshadow this property or add to the loss of light already caused by the tree. The design was discussed at section 2 of this report and was found to be acceptable. Parking matters will be addressed at section 4.

The occupants of 42 and 81 Kingsley Avenue have both objected with concerns about parking and wider parking implications for the street. Parking matters will be addressed at section 4.

The occupants of 89 Beatrice Road have also objected. They have raised concerns in regard to overlooking and loss of privacy, parking issues, loss of trees, overdevelopment and site address. No.89 Beatrice Road sits to the rear of the application site and benefits from a very long garden. The separation distance from the rear elevations of no.89 to the rear elevation of the new dwelling would be 36 metres. With this level of separation, it is not considered that there would be adverse impacts from overlooking or loss of privacy. The new dwelling would have a rear garden length of 16 metres, and this would mean that there would not be any increase in overshadowing towards the rear garden area of this rear neighbour.

The application does not state that any trees are to be lost as a result of the proposal. The site is not within a conservation area and there are no trees which are subject to a Tree Preservation Order and therefore any trees within the site are not afforded any protection in this regard. In regard to the stated address for the application, this is a standard terminology for describing land to be developed that does not have its own postal address and the submitted location plan, identifies the land accurately and in accordance with statutory requirements. The plot was originally part of the garden for no. 82 and does provide a narrow site for development. However, given the overriding character of Kingsley Avenue with traditional Victorian housing, which shares close proximity relationships with neighbouring properties, the addition of one dwelling within an established residential street, does not constitute an overdevelopment of the area. Parking issues will be addressed within section 4.

On the southwest side of the site is no.82 Kingsley Avenue. The two storey element of the new dwelling would extend past the main front two-storey element of no.82 for a distance of 2.8 metres. This neighbouring property has a number of windows within its side elevation that face northeast towards the application site however, the separation distance between the new dwelling and this neighbour would increase from 1.8 to 3.3 metres at this point. There is also a first floor southeast facing window at no. 82 and this separation distance helps to ensure that any potential loss of light towards this window is kept to an acceptable level. The new dwelling would contain 3 no. windows in the side elevation facing no.82. The higher one would serve the bathroom and one ground floor window would serve the w.c. whilst the other would serve a study. The proposed boundary treatment of 1.8 metre high fencing would provide privacy and prevent overlooking impacts from the ground floor windows, and appropriate conditions will be applied to secure obscure glazing for the bathroom and toilet windows.

Overall, it is considered that the two-storey dwelling has been well-designed so as to not encroach on the line of site of the neighbouring properties windows and would not create an overbearing impact upon neighbouring properties. The existing and proposed boundary treatments would provide a level of privacy between the neighbouring properties and the single storey element to the rear along with the south orientation of the rear garden and positioning of the new dwelling, would ensure that overshadowing would be mainly within the application sites own rear garden, and potential impacts upon neighbouring properties would be at the start and end of the day which keeps them to an acceptable level.

It is therefore considered that due to the scale, mass and design of the proposal it would not have an adverse impact upon the living conditions of occupiers of neighbouring properties. The proposal therefore accords with Policy 12 of the National Planning Policy Framework and Policy 8 of the North Northamptonshire Joint Core Strategy.

#### 4. Highways and parking

Policy 8(b) of the North Northamptonshire Joint Core Strategy requires new development to have a satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards, and not to have an adverse impact on the highway network nor prejudice highway safety.

The application site formerly had a double garage (now demolished) with off street parking to the front of the garage for 3 no. vehicles. This parking was originally available for the occupants of no. 82 Kingsley Avenue however the site has been sold and is now independent of no. 82. This has resulted in on street parking requirements for no. 82 as well as the new proposed dwelling.

Kingsley Avenue is predominantly on street parking with a few dwellings having off road provision to park. Many of the comments received objected to the development and expressed concerns re the lack of parking within the road and the problems that this causes. The recently approved application KET/2019/0750, provided a parking beat survey as requested by the Local Highway Authority (LHA), and the results from this have been carried forward as part of this revised scheme.

Consultation with Northamptonshire Highways on the 2019 application returned a response that found the survey to be acceptable as it demonstrated that parking requirements were met within the 200m survey zone. However, there were concerns of levels of parking within the 100 metre zone, but overall, this was not considered to be enough to provide sufficient grounds for an outright objection. In the case of the current application the LHA have requested that given the recent approval, the Local Planning Authority (LPA) take a view in this regard. Should consent be given, then a condition for the prevention of debris and waste spillage onto the public highway be applied.

The previous planning consent was granted just three months ago, and it is the considered opinion of the LPA that given the short timeframe between the previous consent and current application, the previous LHA response and survey results remain valid. Therefore, highways impacts are not considered to be adverse enough to warrant a refusal of this revised scheme on highway grounds.

The proposal is in accordance with Highway Standards and in compliance with Policy 8 of the North Northamptonshire Joint Core Strategy.

#### 5. Sustainable Construction and Design

Policy 9 of the JCS requires development to meet the highest viable standards of resource and energy efficiency and reduction in carbon emissions. The policy requires all residential development to incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day. Paragraph 154 of the National Planning Policy Framework states that even small schemes can provide a valuable contribution to cutting greenhouse gases.

All developments should incorporate techniques of sustainable construction and energy efficiency, provide for waste reduction/recycling and water efficiency and be in accordance with the requirements of the North Northamptonshire Sustainable Design SPD. An energy statement has been submitted to support the application. A condition will be applied to ensure that the development will be carried out in accordance with the specified details.

#### 6. Other matters

Policy 30 of the North Northamptonshire Joint Core Strategy requires all new dwellings to meet to meet National Space Standards.

KET/2019/0750 for a 3 bedroomed two-storey dwelling on the site was approved at committee on 15<sup>th</sup> January 2020, and at the time, the third bedroom did not comply with National Space Standards for a single sized room, however consent was granted as it was recognised that the room could be relabelled for an alternative use.

This revised application has been submitted to primarily deal with the size of bedroom 3, which does now comply with the space standards, helping to achieve a better quality of living for future occupants. The very recent planning approval granted in January, carries significant weight in the decision making process and,

whilst this revised scheme has raised concerns in regard to the potential impact upon the neighbouring property to the eastern side of the site, these have been carefully considered. The proposed amendments are not considered to adversely impact amenity, to the extent that warrants a refusal

### **Conclusion**

Subject to the imposition of relevant conditions, the proposal accords with policies in the Development Plan and is recommended for approval.

#### **Background Papers**

Title of Document:

Date: 18/05/20

Contact Officer:

Ruth James, Assistant Development Officer on 01536 534316

#### **Previous Reports/Minutes**

Ref:

Date:



Title: 82 Kingsley Avenue, Kettering

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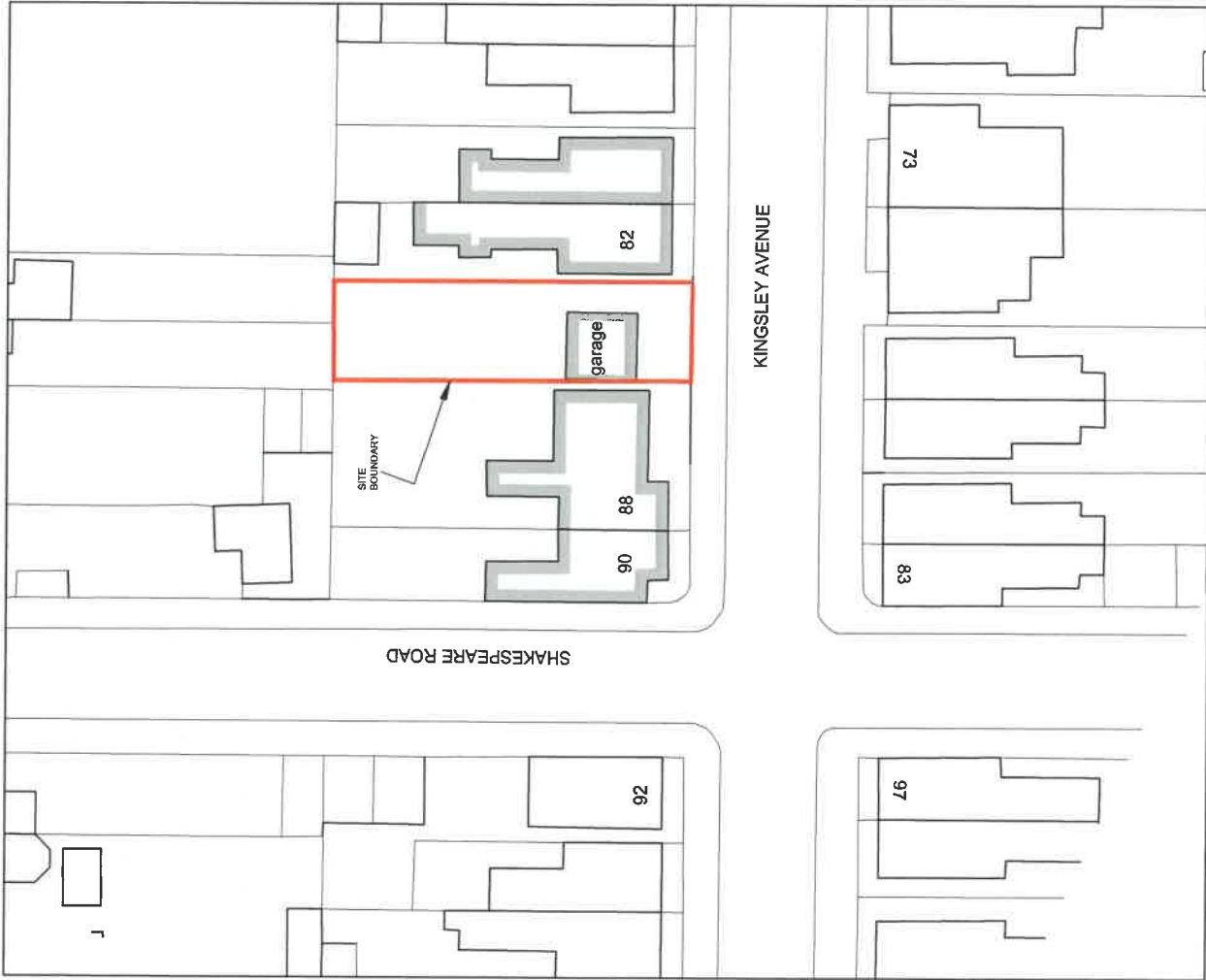
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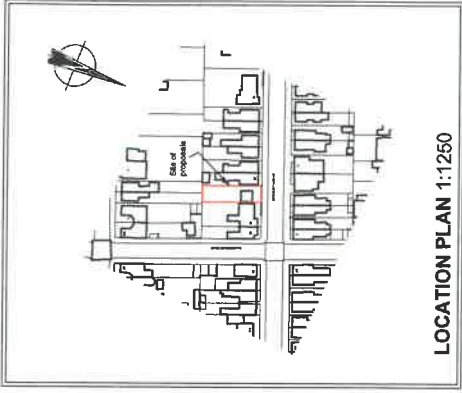
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Page 95

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**Kettering**  
Borough Council



**SITE PLAN**



**LOCATION PLAN 1:1250**

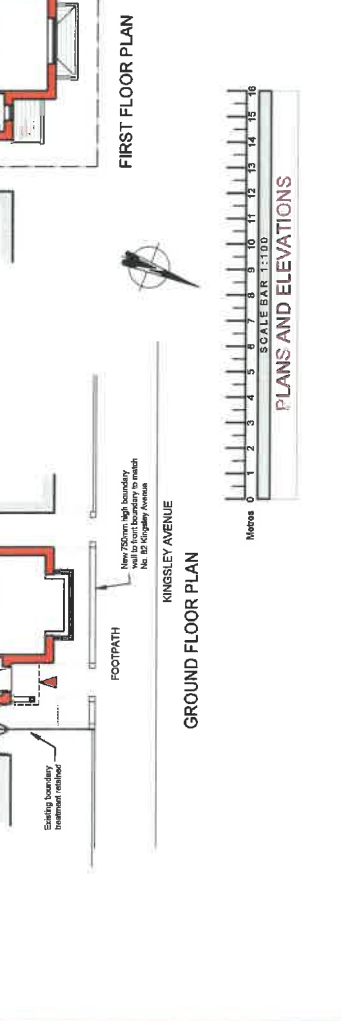
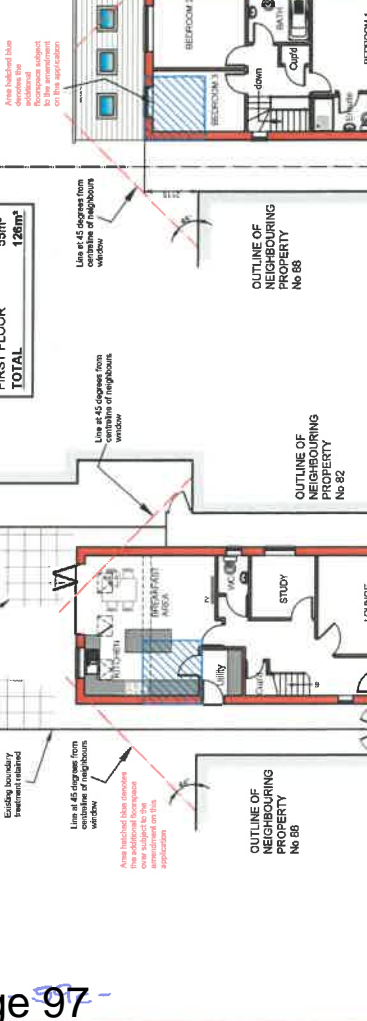
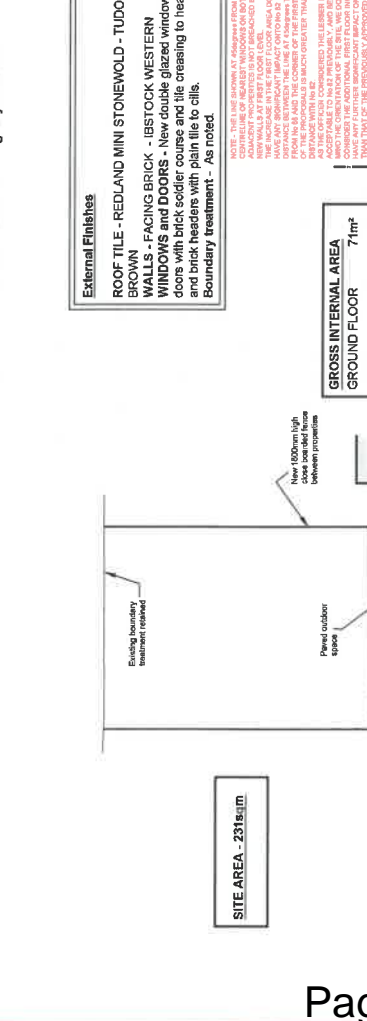
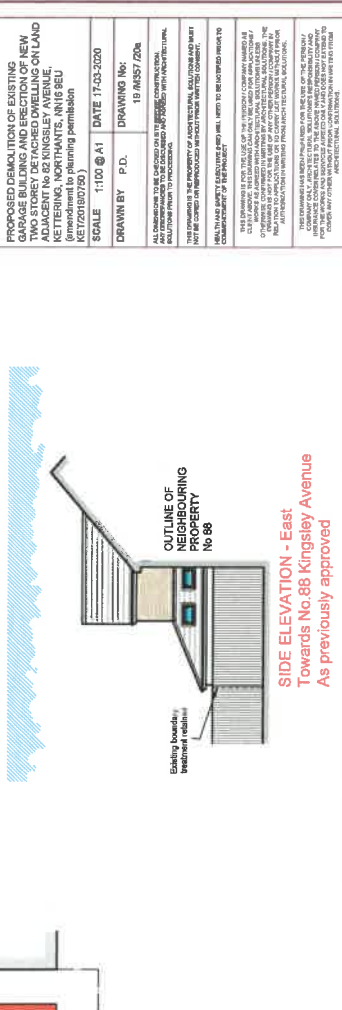
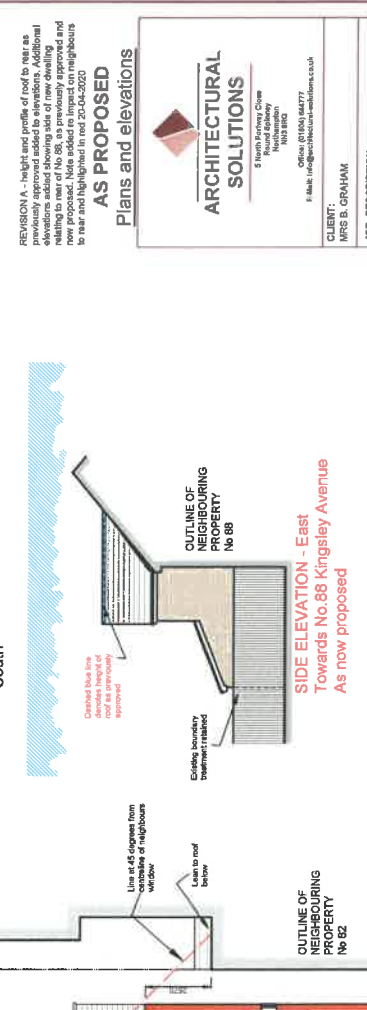
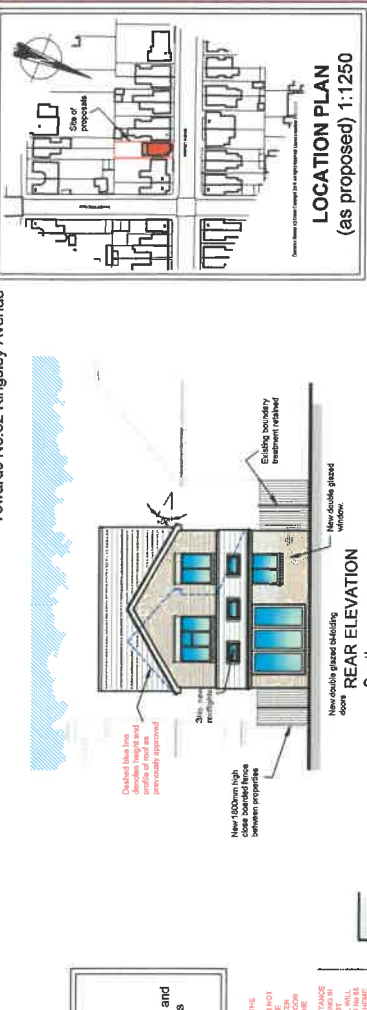
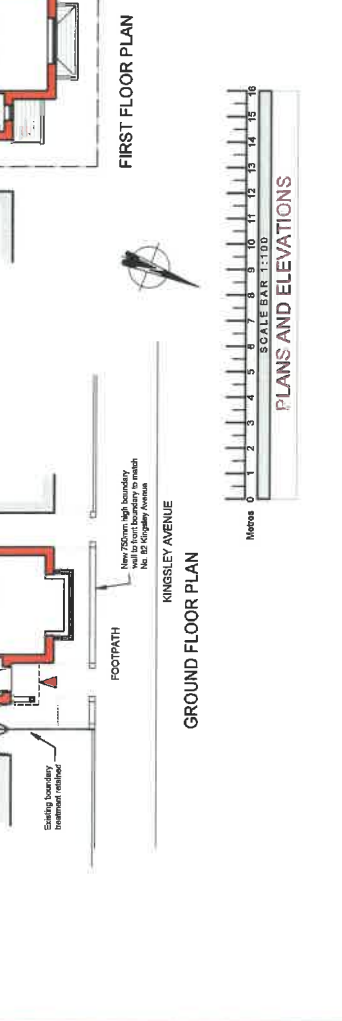
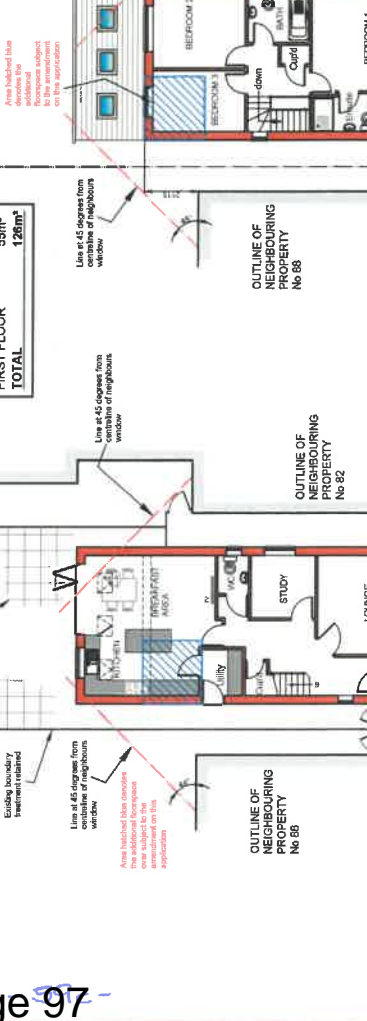
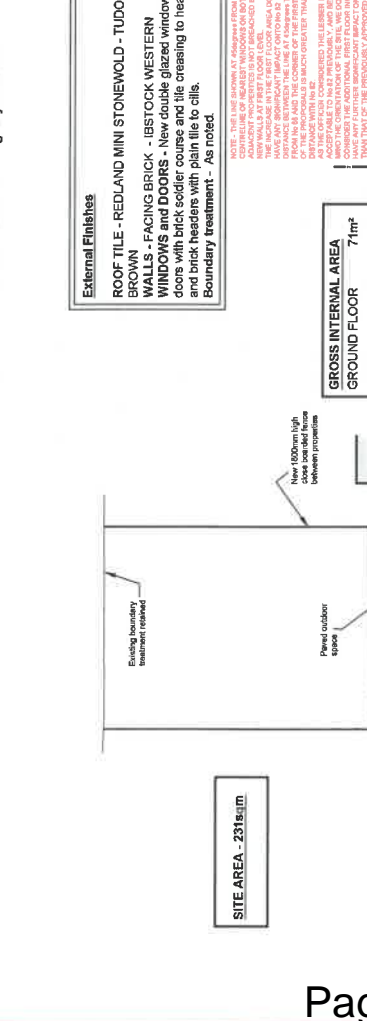
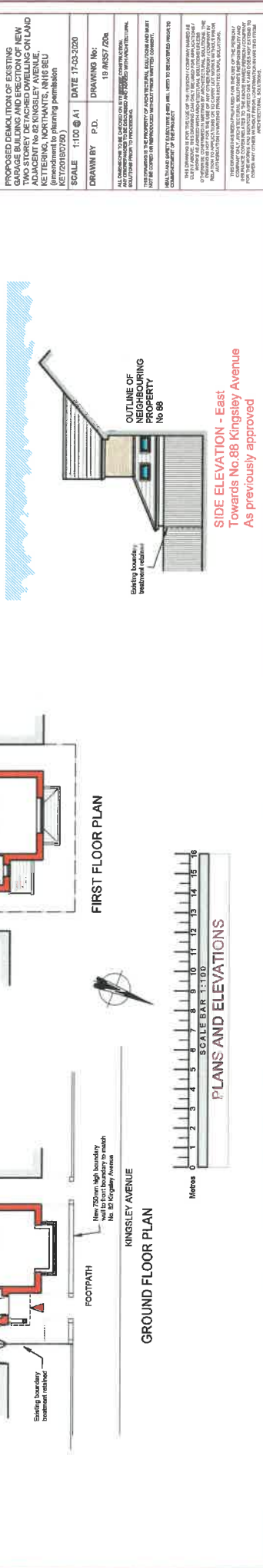
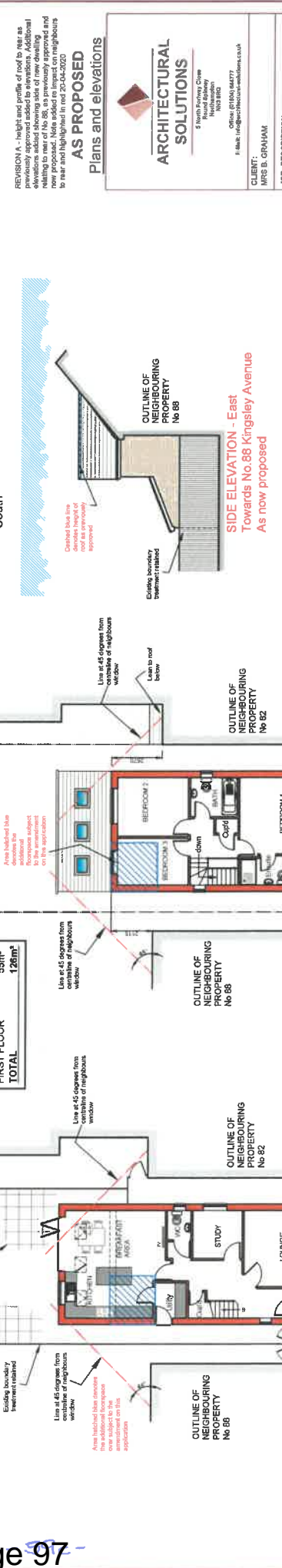
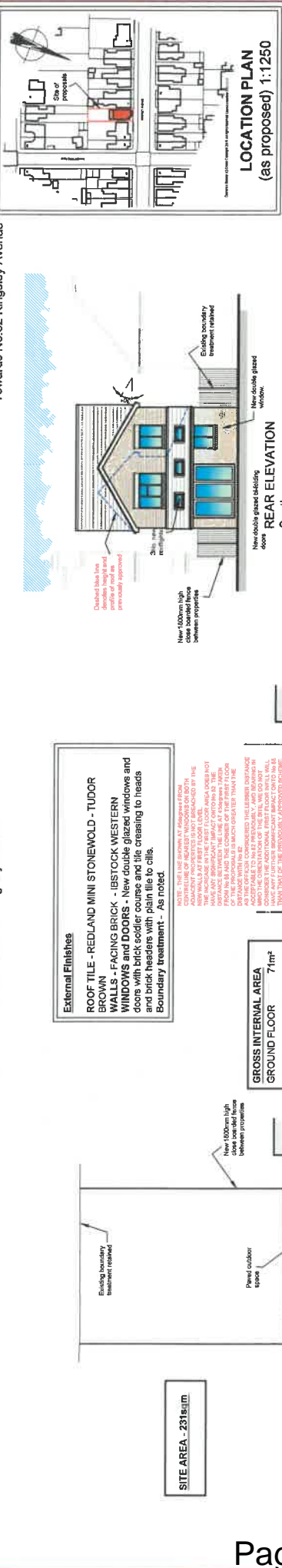
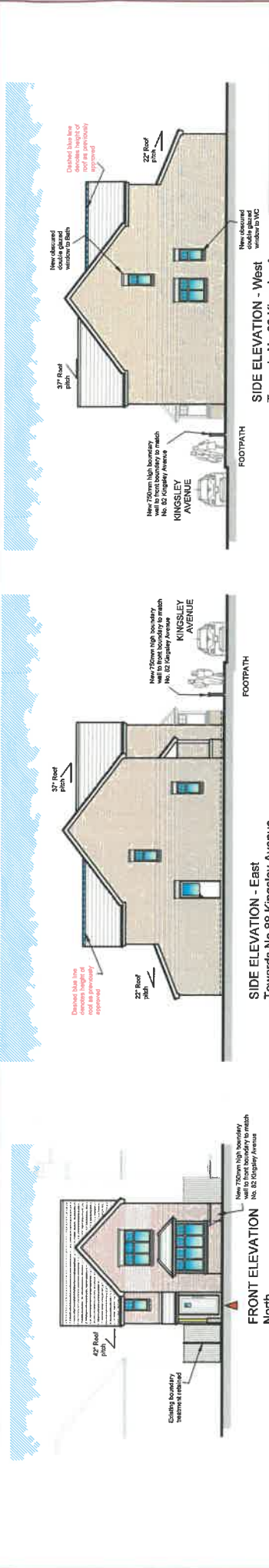
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**AS EXISTING**  
**Site plan**

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<b>CLIENT:</b> MRS B. GRAHAM	
<b>JOB DESCRIPTION:</b> PROPOSED DEMOLITION OF EXISTING GARAGE BUILDING AND ERECTION OF NEW TWO STOREY DETACHED DWELLING ON LAND 88, 90, 92, 97, 73, KETTERING, NORTHANTS, NN16 8JL (amendment to planning permission RE1201800750)	
<b>SCALE:</b> 1:200 @ A1	<b>DATE:</b> 17.08.2023
<b>DRAWN BY:</b> P.D.	<b>DRAWING NO.:</b> 19.08257.11
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# Kettering Parking Survey

September 2019

## Data

Standard Junction Protection in metres  
Standard Parking Space Length in metres

5  
5.5

Parking Inventory						Tuesday 10.09.19					Saturday 14.09.19				
						02:45 - 04:15					04:00 - 05:00				
Road Name	Side	Section	Parking Type	Length (m)	Bays	Parked	Calculated Spaces	Calculated Stress	Observed Spaces	Observed Stress	Parked	Calculated Spaces	Calculated Stress	Observed Spaces	Observed Stress
Beatrice Road	North	No.73 Beatrice Road to Shakespeare Road	Crossover/Access	17.1	-	1	-	-	-	-	1	-	-	-	-
		No Restriction	82.3	12	8	4	67%	4	67%	10	2	83%	1	92%	
		Shakespeare Road to No.129 Beatrice Road	Crossover/Access	35.4	-	0	-	-	-	-	2	-	-	-	-
	South	No.54 Beatrice Road to Shakespeare Road	No Restriction	57.7	7	7	0	100%	1	86%	4	3	57%	2	71%
		Shakespeare Road to former Maplefields School Access	Crossover/Access	23.3	-	0	-	-	-	0	-	-	-	-	-
		No Restriction	75.9	10	7	3	70%	4	60%	7	3	70%	5	50%	
Kingsley Avenue	North	No.1 Kingsley Avenue to Shakespeare Road	Crossover/Access	18.5	-	1	-	-	-	-	3	-	-	-	-
		Disabled	11.7	2	2	0	100%	0	100%	2	0	100%	0	100%	
		No Restriction	245.3	40	39	1	98%	0	100%	37	3	93%	4	90%	
	South	Shakespeare Road to No.149 Kingsley Avenue	Crossover/Access	27.5	-	1	-	-	-	-	1	-	-	-	-
		Disabled	11	2	2	0	100%	0	100%	2	0	100%	0	100%	
		No Restriction	135.9	22	21	1	95%	2	91%	21	1	95%	1	95%	
	South	No.24 Kingsley Avenue to Shakespeare Road	Crossover/Access	71.3	-	4	-	-	-	-	5	-	-	-	-
		No Restriction	161.7	24	26	-2	108%	1	96%	23	1	96%	5	79%	
		Shakespeare Road to No.142 Kingsley Avenue	Crossover/Access	45.2	-	1	-	-	-	-	1	-	-	-	-
Neale Avenue	North	Bus Stop	5.5	-	0	-	-	-	-	0	-	-	-	-	
		Crossover/Access	16.7	-	1	-	-	-	-	1	-	-	-	-	
		No Restriction	68.9	10	8	2	80%	2	80%	8	2	80%	2	80%	
	South	Shakespeare Road to No.109 Neale Avenue	Crossover/Access	22.4	-	0	-	-	-	0	-	-	-	-	
		No Restriction	62	9	8	1	89%	0	100%	6	3	67%	3	67%	
		Crossover/Access	33.2	-	1	-	-	-	-	0	-	-	-	-	
South	No.50 Neale Avenue to Shakespeare Road	No Restriction	68.7	9	10	-1	111%	1	89%	10	-1	111%	1	89%	
	Shakespeare Road to No.116 Neale Avenue	Crossover/Access	33	-	0	-	-	-	0	-	-	-	-		
	No Restriction	49.4	6	4	2	67%	1	83%	3	3	50%	1	83%		
Shakespeare Road	East	Britannia Road to Beatrice Road	Crossover/Access	34.7	-	0	-	-	-	-	0	-	-	-	-
		No Restriction	59.7	5	7	-2	140%	0	100%	6	-1	120%	1	80%	
		Crossover/Access	13.8	-	0	-	-	-	-	0	-	-	-	-	
		No Restriction	63.9	9	8	1	89%	1	89%	7	2	78%	4	56%	
		Crossover/Access	11.3	-	0	-	-	-	-	0	-	-	-	-	
	West	Britannia Road to Beatrice Road	No Restriction	57.7	7	7	0	100%	2	71%	7	0	100%	0	100%
		Neale Avenue to Blandford Avenue	Crossover/Access	14.7	-	0	-	-	-	0	-	-	-	-	
		No Restriction	53.8	7	1	6	14%	6	14%	2	5	29%	6	14%	
		Crossover/Access	21.3	-	1	-	-	-	-	1	-	-	-	-	
		Disabled	5.5	1	1	0	100%	0	100%	1	0	100%	0	100%	
	West	Beatrice Road to Kingsley Avenue	No Restriction	8.4	-	1	-	-	-	0	-	-	-	-	
		No Restriction	69.2	9	9	0	100%	1	89%	6	3	67%	4	56%	
		Crossover/Access	10.2	-	1	-	-	-	-	1	-	-	-	-	
		Disabled	5.6	1	1	0	100%	0	100%	1	0	100%	0	100%	
		No Restriction	52.4	6	5	1	83%	1	83%	6	0	100%	1	83%	
Totals	Totals	Neale Avenue to Blandford Avenue	Crossover/Access	15.3	-	0	-	-	-	0	-	-	-	-	
		No Restriction	54.5	8	1	7	13%	7	13%	1	7	13%	6	25%	
		Bus Stop	5.5	-	0	-	-	-	-	0	-	-	-	-	
		Crossover/Access	483.7	-	13	-	-	-	-	16	-	-	-	-	
		Disabled	33.8	6	6	0	100%	-	-	6	0	100%	-	-	
No Restriction	1683.6	239	200	39	84%	49	79%	193	46	81%	57	76%			