

PLANNING COMMITTEE

Wednesday 15th July 2020 at 6.00pm
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AGENDA

1. Apologies
2. Declarations of Interest
 - (a) Personal
 - (b) Prejudicial
3. Minutes of the meetings held on 26th 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: 26th May 2020

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

20.PC.07 APOLOGIES

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

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

20.PC.08 DECLARATIONS OF INTEREST

None

20.PC.09 ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT

None.

20.PC.10 PLANNING APPLICATION REPORTS

The Committee considered the following applications for planning permission, which were set out in the Head of Development Control's Reports and supplemented verbally and in writing at the meeting. Four speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

The reports included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-.

20.PC.10.1 KET/2020/0075

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 Full Application: Conversion of garage to habitable accommodation and increase roof height at 81 Blandford Avenue, Kettering for Ms L Hyde</p> <p>Application No: KET/2020/0075</p> <p><u>Speaker:</u></p> <p>None</p>	<p>This application had been withdrawn from the agenda to enable sufficient consultation with all neighbours and would be brought before the committee at a future date</p>

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.3 Approval of Reserved Matters (EIA): All details in respect of KET/2015/0967 for 241 dwellings at Hanwood Park (Parcels R12, R13 & R14), Westleigh Road (land adj), Kettering for Mr P Shah BDW Trading Ltd</p> <p>Application No: KET/2019/0852</p> <p><u>Speaker:</u></p> <p>Stephen Elliott attended the meeting and addressed the committee as a third party objector to the proposed development. Mr Elliott raised concerns with regards to the positioning of windows within the proposed development in relation to privacy concerns. Objections were also raised in relation to the overshadowing caused by boundary fencing.</p>	<p>Members received a report about a proposal for which reserved matters approval was being sought for 241 dwellings, the landscaping details for Warkton Gardens South (lozenge shaped open space) and the north-south footpath to the east of parcel R14.</p> <p>Members raised questions regarding the parking allocation for each property as well as raising concerns regarding road width, sustainability, open spaces and the buffer strips between existing properties and the proposed de elopement boundary,</p> <p>Clarification was provided to members by officers which confirmed that the total number of bedrooms per dwelling provided the standard for the number of allocated spaces. It was also stated that conditions were in place that would ensure that adequate tree planting would take place before the occupation of the site and that the maintenance of the site as part of a S106 agreement would be subject to a management company that would involve local residents.</p> <p>Following debate it was recommended by Councillor Thurland and seconded by Councillor Edwards that the application be approved in line with the officers recommendation.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. This consent relates to the amended and approved plans identified in the schedule below;
2. Notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 or any Order amending, revoking and re-enacting that Order (with or without modification) no rear or side extensions, additional openings or outbuildings or structures shall be erected, created or inserted in to any of the following plots;
8,9, 31,32, 43, 44,183-216, 245, 303 and 306-319.

3. Prior to the first occupation of any of the properties hereby permitted, construction and lighting details including timeframe for completion and opening to the public of the footway/cycleway located along the eastern boundaries as shown on the approved plans Site Layout R14 112H received 09/03/20 shall be submitted and approved in writing by the Local Planning Authority. The footway/cycleway shall be constructed and opened in accordance with the approved details and thereafter be maintained in accordance with the approved details.
4. Prior to the commencement of any works including any tree felling, tree pruning, demolition works, soil moving, temporary access construction/widening, or any operations involving the use of motorised vehicles or construction machinery on the development parcels covered by this consent (R12, R13 or R14) the tree and hedgerow protection fencing shall be erected in the accordance with the positions shown within the Tree Protection Plan drawing number 9280-T-03 contained with the FPCR David Wilson Homes (South Midlands) Kettering (Phase 2) Arboricultural Method Statement October 2019 and thereafter maintained and retained until the completion of the development parcels. No activities including the storage of materials, shall be undertaken in these areas at any time.
5. Prior to the commencement of any works in relation to the pedestrian connection between Westleigh Road and the parcels hereby approved or the commencement of any construction works in relation to any of the following plots 236-245, 303, 304, 351-355, 316 and 339 full details of the proposed pedestrian link between Westleigh Road and the development including tree protection measures and precise path alignment, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details prior to the first occupation of any of the aforementioned plots.
6. Notwithstanding the details within the submitted drawing Soft Landscape Proposals - Warkton Gardens (South) GL0024 24 dated 17/02/2020, instead of the proposed tree species Himalayan Birch (TP5 *Betula utilis jacquemontii*), Silver Birch (*Betula pendula*) shall be planted in the identified locations and instead of the proposed Norway Maple (Tp2 and Tp3 *Acer platanoides*), field maples (*Acer campestre*) shall be planted.
7. The Warkton Gardens South open space shall be laid out and planted including the play equipment within the LEAP and open for use prior to the occupation of the 122nd dwelling hereby permitted.
8. Notwithstanding the submitted plans, prior to construction of building above damp course on any of the following plots; 173-191, 191-209, 206-216, 245, 303-319 & 319-338, full planting details for the hedgerow (including trees) improvement on the boundaries for all of the aforementioned plots shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of any of these plots and all hedges and trees shall thereafter be maintained to the heights identified in the scheme, unless the prior written approval of the Local Planning Authority is received to remove any of the trees or hedging.
9. Prior to the first occupation of any of the plots 230-235 inclusive, details of vehicular gates to be erected to restrict access to the parking court serving these plots, shall be submitted to and approved in writing by the Local Planning Authority.

These gates shall be erected prior to the first occupation of any of these plots and thereafter maintained in accordance with the approved details for the lifetime of the development.

10. The window at first floor level on the north facing side elevation of plot 191 shall be glazed with obscured glass. The window shall thereafter be maintained in that form.

(Members voted on the officers' recommendation to APPROVE the application)

(Voting: For: Unanimous)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.4 Full Application: 1 no. dwelling at 18 Elm Road (adj to) Burton Latimer for Mr S Langley Concept Developments SK Ltd</p> <p>Application No: KET/2020/0087</p> <p><u>Speaker:</u></p> <p>Gina Cleverly attended the meeting and addressed the committee as a third party objector to the proposed development stating that it would have a detrimental impact on residential amenity,</p> <p>Councillor John Currall attended the meeting and addressed the committee as the Ward Councillor for the proposed development raising objections due to the detrimental impact the proposed development would have due to the loss of light and amenity for neighbouring properties. Councillor Currall also stated the development was not in keeping with the local area.</p> <p>Shaun Langley provided a written statement as the applicant for the proposed development which stated that the application had taken into consideration neighbour concerns and that the site was capable of delivering a dwelling with little or no negative effect on neighbouring properties.</p>	<p>Members received a report about a proposal for which Planning consent was being sought to erect a detached two storey house with associated parking.</p> <p>The Planning Officer addressed the committee and provided an update which stated that an amended plan had been received which removes an incorrect annotation on the plan regarding the height measurement. It was confirmed that no other changes had been made to the plan. The maximum height was 7.6m as set out in the Officer's report.</p> <p>Members raised concerns regarding the severe loss of amenity to neighbouring properties and the loss of light that will be endured by the immediate neighbours. Objections were also raised by members in relation to the proposed development being out of character with the local area and the detrimental highways impact.</p> <p>Following debate it was proposed by Councillor Rowley and seconded by Councillor Edwards that the application be refused due to the overbearing/overdevelopment of the proposed development and the detrimental loss of amenity/light associated with the application.</p> <p>Members then agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation with the additional condition.</p> <p>It was agreed that the application be REFUSED for the following reasons:</p>

1. By reason of the position, proximity and relationship of the dwelling to surrounding properties the proposal would have a dominant and unacceptable impact toward the living conditions of neighbours including through a loss of light. As such the development would result in detrimental harm to the residential amenity of adjoining properties contrary to Policy 8 (i) of the North Northamptonshire Joint Core Strategy and inconsistent with the paragraph 127(f) of the NPPF.

2. By reason of its design the proposal would result in an unsympathetic feature in the location harmful to the character and appearance of the streetscape and the surrounding built environment. The application therefore is contrary to 8(d) of the North Northamptonshire Joint Core Strategy 2011-2031 and is inconsistent with paragraph 127 and 130 and chapter 12 of the NPPF.

(Members voted on the motion to REFUSE the application)

(Voting: For Refusal; Unanimous)

The application was therefore
REFUSED

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.2 Approval of Reserved Matters: Appearance, landscaping, layout and scale of Plot E in respect of KET/2013/0827 (7 no. plots for uses B1(Offices), B2 (Industrial), B8 (Storage), C1 (Hotel) and associated car parking) at Old Cransley Iron Works, Northampton Road, Broughton for St Francis (Kettering) Ltd</p> <p>Application No: KET/2017/0459</p> <p><u>Speaker:</u> None.</p>	<p>Members received a report about a proposal for which reserved matters consent was being sought for 5.no commercial units which fall within Planning Use Classes B1 (business) and B2 (general industry).</p> <p>Members then agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer’s recommendation.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details below.
2. The access, parking and manoeuvring areas shown on the approved plan shall be completed and made available for use prior to the occupation of the units they serve and shall be retained thereafter and kept available for such purposes.
3. Before any external plant is used on the development hereby approved a noise assessment that outlines the likely impact on any noise sensitive property, and the measures necessary to ensure that the noise does not affect the local amenity of residents shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS4142: 2014. Once approved the use hereby permitted shall be operated in accordance with the approved details and thereafter maintained in this approved state at all times.

(Members voted on the officers’ recommendation to approve the application)

(Voting: Unanimous)

The application was therefore
APPROVED

**(The Committee exercised its delegated powers to act in the matters marked *)*

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

Signed.....

Chair

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Wednesday, 15 July, 2020

No. 5 Planning Application Reports

5.1	KET/2019/0880	NWE	Church View Road (land to the rear of 10, 14 & 16), Desborough Outline Application: Residential development for 3 no, single storey dwellings with access off Church View Road Expiry date: 12-June-2020	1
5.2	KET/2020/0092	AMY	21-23 Church View Road (land at) Desborough Full Application: 4 no. dwellings Expiry date: 30-June-2020	14
5.3	KET/2020/0107	SBE	The Old Rectory, Cranford Road, Grafton Underwood Full Application: Replace conservatory with orangery Expiry date: 28-August-2020	31
5.4	KET/2020/0108	SBE	The Old Rectory, Cranford Road, Grafton Underwood Application for Listed Building Consent: Replace conservatory with bespoke timber-framed orangery with double glazing and roof lantern Expiry date: 28-August-2020	37
5.5	KET/2020/0176	SBE	The Yews, 73 Kettering Road, Burton Latimer Full Application: Two storey rear extension with linked access to existing care home, demolition of outbuildings and additional parking Expiry date: 31-July-2020	42
5.6	KET/2020/0177	SBE	The Yews, 73 Kettering Road, Burton Latimer Application for Listed Building Consent: Two storey rear extension with linked access to existing care home via a glazed link, demolition of outbuildings and additional parking Expiry date: 31-July-2020	55
5.7	KET/2020/0207	SBE	Grey Gables, 15 Pytchley Road, Kettering Outline Application: Demolition of existing house and construction of 4 no. dwellings Expiry date: 31-July-2020	61

Application Reference Numbers and Expiry Dates in bold type are within the permitted time frame

The Planning Officer's initials are in the third column. For further details please refer to the end of the individual reports.

The membership for this Full Planning Committee is as follows:-

Councillors:- S Stanton (Chair), A Davies (Deputy Chair), J O'Hara, L Adams, C Mitchell, C Moreton, M Rowley, L Thurland, G Titcombe

Substitutes:- Councillors S Edwards, D Howes, I Jelley, A Lee, J West

BOROUGH OF KETTERING

Committee	Full Planning Committee - 15/07/2020	Item No: 5.1
Report Originator	Natalie Westgate Senior Development Officer	Application No: KET/2019/0880
Wards Affected	Desborough St. Giles	
Location	Church View Road (land to the rear of 10, 14 & 16), Desborough	
Proposal	Outline Application: Residential development for 3 no, single storey dwellings with access off Church View Road	
Applicant	Mr P York	

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. Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON: In order to secure a satisfactory development.

2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the appearance, layout and scale of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: In order to secure a satisfactory development.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

5. The total number of dwellings within the approved site shall not exceed 3.
REASON: In the interests of the amenities and character of the area and to secure a satisfactory form of development. To comply with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. The dwellings hereby approved shall be of single storey design with a pitched roof, with no habitable rooms above ground floor level. There shall be no openings in the roof planes. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Statutory Instrument revoking, re-enacting or amending that Order), following approval of reserved matters for a single storey design, no development under Schedule 2 Part 1 Class A, B, C, E shall be undertaken.

7. No development above building slab level shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
REASON: Details of materials are necessary in the interests of the visual amenities of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

8. Demolition and construction works shall not take place other than between the hours of Monday to Friday 08.00 to 18.00 hrs and at no time whatsoever on Saturdays or 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.

9. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction.

REASON: The details are required prior to commencement of development because the CMP needs to be in place and in force throughout the construction period and in the interests of safeguarding highway safety and residential amenity in accordance with Policy 8 of the Northamptonshire Joint Core Strategy

10. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11 (or any model procedures revoking and replacing those model procedures with or without modification)'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

REASON: Contaminated land investigation is required prior to the commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 15 of the NPPF and Policies 6 & 8 of the North Northamptonshire Joint Core Strategy.

11. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) fieldwork in accordance with the agreed written scheme of investigation;
- (ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority);
- (iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Local Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority.

REASON: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 199.

12. Prior to first occupation of the development hereby permitted the vehicular access and parking spaces to serve each dwelling shall have been completed in accordance with the details shown on approved plan YORK/P4C and pedestrian visibility splays of at least 2.0m by 2.0m shall be provided on each side of the vehicular access. These splays shall thereafter be permanently kept free of all obstacles to visibility over 0.6m in height above the access/footway level.

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

13. The maximum gradient over the first 5m distance from the access shall not exceed 1 in 15.

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

14. No gates, barrier or means of enclosure shall be erected across a vehicular access within 5.5m of the highway boundary. Any such feature erected beyond that distance shall be hung to open inwards away from the highway.

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

15. Prior to the commencement of the development hereby permitted, details of a positive means of drainage to ensure that surface water from the vehicular access does not discharge onto the highway and/or Right of Way shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall thereafter be installed and operational prior to first use and thereafter maintained at all times.

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

Officers Report for KET/2019/0880

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

3.0 Information

Relevant Planning History

None

Site Visit

Officer's site inspection was carried out on 16/01/2020.

Site Description

The application site lies to the south of Desborough. The site is accessed on the western side of Church View Road, by a grassed access in between No's. 14 and 16. This access is approximately 7.8m wide. The site consists of the access and parts of a large former back garden of No. 14, which have been fenced off separately to create this potential development site. Surrounding the site to the east are the rear gardens of various dwellings; No's. 10, 14 and 16 Church View Road. Surrounding the site to the east are the rear gardens of various dwellings; No's. 13, 15, 17, 19, and 21 Roman Way.

The site is set behind a two storey detached dwelling. The surrounding properties on Church View Road are primarily single storey detached bungalows. The surrounding properties on Roman Way are primarily single storey bungalows.

Proposed Development

It is proposed to construct residential development on the site. The application is for outline with access considered in detail and all other matters reserved.

During this application the agent has reduced the number of dwellings from 5 to 3 dwellings within the site. Each dwelling is proposed to have a detached garage adjacent to the dwelling.

Any Constraints Affecting the Site

Nene Valley NIA Boundary

4.0 Consultation and Customer Impact

Highway Authority

Require further info. There should be a shared bin presentation collection point. There should be consideration of fire suppression system or turning area for emergency vehicles.

Archaeological Officer

The site is south of an Anglo-Saxon cemetery which previously found grave goods such as a gold necklace with garnets. There is potential for remains of archaeological interest at the site. A condition is recommended for an archaeological programme of works.

Environmental Protection Officer

No objection subject to conditions on reasonable working hours, construction method statement and contaminated land and an informative on radon.

Architectural Liaison Advisor

Fire sprinklers could be used on site.

Neighbours

Objections from 8 different occupier addresses from residents at Church View Road and Roman Way. There concerns relate to:

- Overdevelopment of the site
- Impact to style and nature to the street
- Out of keeping with street - change to building line and not long rear gardens that are associated with properties in Church View Road
- Visual impact from development to properties at Roman Way
- The sizes of the revised dwellings would still be too large and would dominate nearby bungalows
- The height, bulk and positioning of properties would be out of character with locality
- Single storey dwellings with no dormer styles would be more acceptable
- Overlooking, lack of privacy, overshadowing and overbearing to neighbouring properties at Roman Way
- Loss of privacy, overlooking and overshadowing to occupier at No.21 Roman Way
- Blocking light, overshadowing, overlooking, loss of privacy and encroachment to occupier at No.19 Roman Way
- The detached double garage will be close to boundary to No.17 Roman Way. Given the ground level changes and an apex roof the garage will be visible from garden at No.17 and create loss of outlook
- Overshadowing, overlooking and loss of privacy to bungalows along Roman Way, especially plot 3 being so close to the boundary with No.15 Roman Way
- Loss of privacy at No.13 Roman Way if 2 storey dwellings but ok if single storey
- Loss of privacy, overlooking and outlook to occupiers in Church View Road in their gardens, especially No.8 Church View Road
- Loss of privacy to occupiers at No.6 Church View Road
- Increase risk to pedestrians, especially as route to school and park
- Lack of parking within the site as garages often storage
- Increase in overspill parking on Church View Road
- Increase in traffic and air pollution
- Traffic problems from construction vehicles
- Increase in noise to surrounding area from future occupiers and construction vehicles
- The new road may create risk of flooding to occupiers at No.17 Roman Way so there must be adequate drainage provision for the site
- No.21 Roman Way believe the hedges to be their land rather than applicants land
- Loss of mature trees such as Silver Birch and fruit trees which provide screening to No.15 Roman Way

- Trees will take years to grow
- Set precedent with this and another scheme in the street which is only 1 bungalow
- Reduces property values
- Wider notification should occur than neighbouring properties

5.0 Planning Policy

National Planning Policy Framework

Policy 5: Delivering a Sufficient Supply of Homes

Policy 9: Promoting Sustainable Transport

Policy 12: Achieving well-designed Places

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 6: Development on Brownfield Land and Land Affected by Contamination

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

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. Character and design
3. Impact upon residential amenity
4. Highways, access and parking
5. Contaminated land
6. Archaeology
7. Comments on other points raised by proposal

1. Principle of development

The application seeks outline permission with access considered in detail and all other matters reserved for the residential development for the construction of three single-storey dwellings on this site.

The site is located within the town boundary of Desborough, as defined in the Local Plan for Kettering Borough, in an established residential area.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Kettering Borough currently comprises the adopted North Northamptonshire Joint Core Strategy and saved policies of the Kettering Borough Local Plan 1995.

Saved Policy 35 of the Kettering Borough Local Plan states that planning permission will normally be granted for proposals for residential development within the Town boundaries where the proposal is compatible with other policies and proposals in the Plan.

The Council's adopted development strategy is to direct development in a hierarchal order such that development sites are within the growth towns, market towns, villages and then the open countryside.

Policy 11 of the North Northamptonshire Joint Core Strategy directs development towards the Growth Town of Kettering and market towns. Desborough is defined as a market town in Policy 11 of the North Northamptonshire Joint Core Strategy. Market towns will provide a strong service role for their local community with growth in housing at a scale appropriate to the character of the town.

Policy 29 of the North Northamptonshire Joint Core Strategy 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. For example, there should be no adverse impact on character and appearance, residential amenity of existing or future occupiers and the highway network. These matters are considered further below.

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

2. Design and impact on the character of the area

Section 12 of the National Planning Policy Framework requires good design from development proposals. Policy 8 d) (i) of the North Northamptonshire Joint Core Strategy requires development to respond to the site's immediate and wider context, to be of a high standard of design and landscaping, and development to respect and enhance the character of its surroundings.

The application site is a large deep plot located to the rear of No's 10, 14 and 16 Church View Road. The surrounding properties on Church View Road are primarily single storey detached bungalows. Surrounding the site to the east are the rear gardens of various dwellings; No's. 13, 15, 17, 19, and 21 Roman Way. The surrounding properties on Roman Way are primarily single storey bungalows. There are a range of designs and finishes to the surrounding dwellings within the locality. The proposed dwellings would be set back from the street and would not appear visible from the street scenes of Church View Road nor Roman Way. The proposed dwellings would be single storey only and there is attached a condition that the dwellings shall be single storey only and with no rooms in roofs to ensure the proposed dwellings would be in character with the locality.

The proposed site layout plan York/4C is indicative. The site layout plan demonstrates that there would be adequate space within the site for three dwellings and their associated detached garages with access into the site from Church View Road. The indicative plan also demonstrates adequate space for a garage to serve No.16 and adequate garden spaces for all new plots as well as for No.16.

The loss of mature trees such as Silver Birch and fruit trees is considered acceptable: they are not TPO trees and the site is not within a Conservation Area. The agent has indicated that there will be replanting of trees and landscaping, albeit these would be provided in detail in reserved matters/discharge of conditions stage(s).

The proposal is therefore considered acceptable on this basis, subject to appropriate elevations, floorplans and materials to be provided at the reserved matters/discharge of conditions stage(s).

Given the set back from the streets and adequate space within the site, it is considered that three dwellings would not have a significant impact on the character

of the area and residential development within the site would be in accordance with Policy 8 of the JCS.

3. Impact upon residential amenity

Along with seeking development to respect the character of an area, Policy 8 of the JCS seeks development to prevent harm to residential amenities of neighbouring properties, by reason of overbearing, loss of light or overlooking.

The layout of the development is indicative within Plan No. YORK/P4C and would be subject to later detailed approval via reserved matters submissions. The indicative site layout plan YORK/P4C shows how three new dwellings each with a detached garage as well as a detached garage for the existing dwelling at No.16 could fit on the site and relate to neighbouring properties. The new garage for No.16 would sit adjacent to the garage serving No.20 Church View Road so would be acceptable. There would be adequate garden space for each new plot and the existing No.16 Church View Road.

The indicative site plan YORK/P4C demonstrates that there would be 7.2-12.2m separation distance from the common boundary and between the dwellings on Roman Way. The indicative site plan YORK/P4C demonstrates that there would be 7-22m separation distance from the common boundary and between the dwellings on Church View Road. Although there is ample room on site for three dwellings and their associated detached garages, it is recommended that no garages nor dwellings are located on the common boundary to properties on Roman Way when the detailed site plan is submitted via reserved matters submission to ensure there is no sense of enclosure or loss of outlook to the bungalows on Roman Way.

The agent has confirmed by email dated 14 May 2020 that the proposed three dwellings would be single storey only and there is attached a condition that the dwellings shall be single storey only and with no rooms in roofs so that none of the proposed dwellings would overshadow nor create a detrimental sense of enclosure to surrounding bungalows on Roman Way and dwellings on Church View Road.

The dwellings should be carefully designed to ensure the proposed windows don't enable a loss of privacy or direct overlooking to any neighbouring properties at Roman Way and Church View Road.

During reserved matters there shall be the submission of proposed floorplans, elevations and a detailed site plan which should include details on boundary treatment to be submitted as part of the planning application to ensure there is no detrimental impact upon the amenity levels of neighbouring properties within Roman Way and Church View Road.

The proposal would result in an increase in levels of activity and noise, in and around the site, when compared with its most recent use of garden land. The potential for any noise and disturbance from the site for three dwellings which would be set back from surrounding properties and be screened from neighbouring properties, is considered unlikely to have a detrimental effect on the amenities of residents living in nearby dwellings.

Given the closeness of the development to surrounding residential development then attached is a condition for reasonable working hours for the proposed works.

There is adequate space within the site for the provision of bins and for a shared bin collection point. These elements would be submitted in full detail at the reserved matters/discharge of conditions stage(s).

The Architectural Liaison Officer notes there should be adequate fire safety within the site, such as fire sprinkler systems.

With careful siting and design of the proposed three dwellings, the proposal could be accommodated on the site without having a significant detrimental impact on the amenity of neighbours in accordance with Policy 8 of the JCS.

4. Highway and parking

Policy 8 (b) of the JCS, requires that developments have a satisfactory means of access and provide for parking, servicing and manoeuvring in accordance with adopted standards and states that developments must not have an adverse impact on the highway network or prejudice highway safety.

The design and access statement confirm the dwellings would each be 4 bedroom property within the site. The design and access statement and indicative site layout plan YORK/P4C illustrate detached double garages for each of the three dwellings so there would be adequately sited off-road parking spaces. It is recognised that the site is within walking distance into Desborough town centre and to buses. There could be conditions on the reserved matters that ensure garage conversions would require planning permission to ensure the garages are used by vehicles. There is adequate space for cycle parking within the development and this level of detail should be within the reserved matters/discharge of condition stages.

With regards to highway safety and access, it is noted that there would be adequate long access between No's.14 and 16 Church View Road and pedestrian visibility splays could be conditioned. Appropriate assurances have been provided that highway safety would not be prejudiced. The Environmental Protection Officer recommended the attached condition on construction method statement.

There is adequate space for parking within the site. Appropriate measures have been provided that access and highway safety would not be prejudiced. There would be provision of adequate on-site parking in accordance with Policy 8 of the JCS.

5. Contaminated land

Due to levels of naturally occurring arsenic and other contaminants found in Northamptonshire soils, it is considered necessary to impose a condition on the application that requires a desk-top study of the site and remediation works if necessary. There would also be an informative on radon. Provided that this condition is attached to any approval then Environmental Protection Officer has no objection to the proposal and the scheme would accord with Policy 8 of the JCS and in accordance with the NPPF.

6. Archaeology

Due to potential archaeological remains in the locality, the proposed development could have a detrimental impact upon archaeological deposits. However, this does not represent an over-riding constraint on the development provided adequate provision is made for the investigation and recording of any remains that are affected. Therefore a condition is attached for a programme of archaeological works.

Subject to the attached condition on a programme of archaeological work, the proposal would comply with Policy 2 (d) of the JCS and Chapter 16 Paragraph 189 of the NPPF.

7. Comments on other points raised by proposal

There was an objection for wider consultation in Church View Road. The Local Planning Authority had consulted surrounding neighbouring properties and put up a site notice.

There were objections on concerns on property values being reduced but this is not a planning consideration.

There is no evidence given the separation distances that there would be increase risk of flooding to properties in Roman Way. There is a condition attached on surface water drainage.

There are concerns that the proposed development would set a precedent with this and another residential development scheme in the street which is only 1 bungalow but each case is determined on its own merits.

Conclusion

Subject to details to be contained within reserved matters application(s)/discharge of condition(s), the proposal is considered acceptable in terms of its impact on the surrounding area and residential amenity. The proposal accords with the Development Plan.

Background Papers

Title of Document:

Date:

Contact Officer:

Natalie Westgate, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:



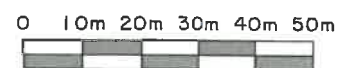
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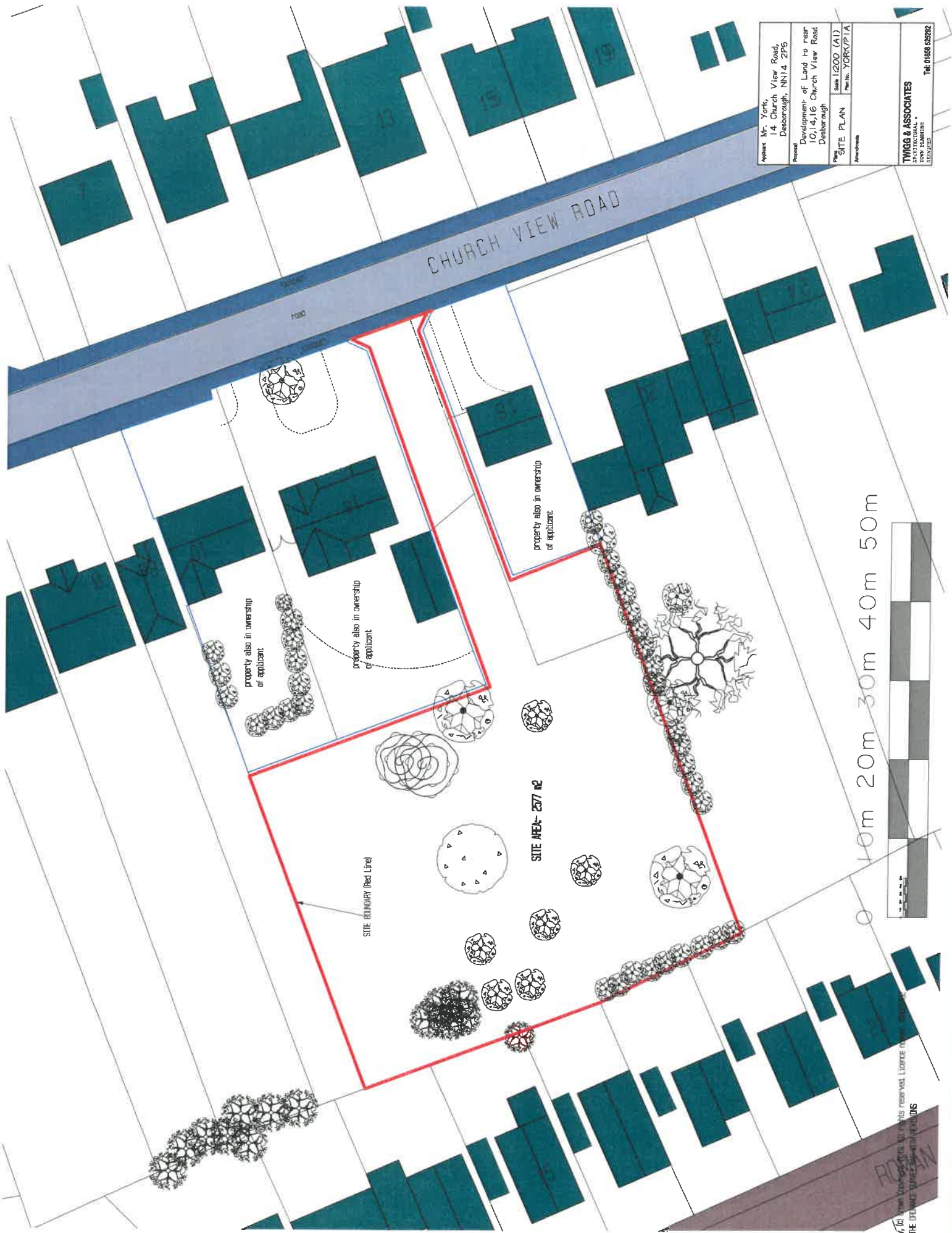
Mr York
 14 Church View Road
 Desborough

Location Plan
 York/P5A

Proposed Residential
 Development Site

Scale 1:1250 (A4)





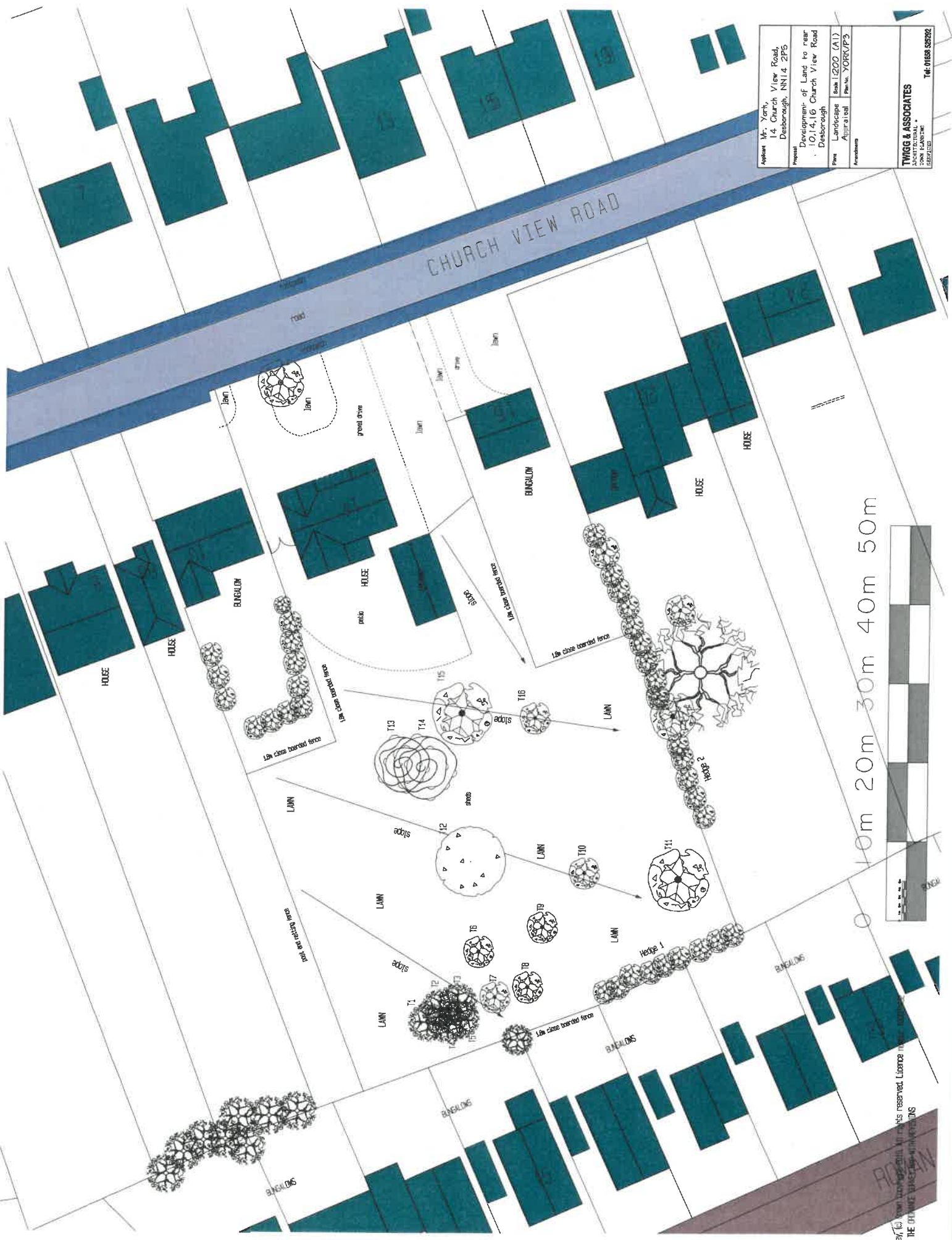
Applicant	Mr. York, 14 Church View Road, Derborough, NN14 2FS
Proposal	Development of Land to rear 10,14,16 Church View Road Derborough
Scale	1:200 (A1)
Page	SITE PLAN
Reference	Plan No. YORK/P/1A



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PLAN BASED ON THE ORDNANCE SURVEY DATA

TWIGG & ASSOCIATES
ARCHITECTURAL
TECHNICAL
SERVICES
Tel: 01865 526262

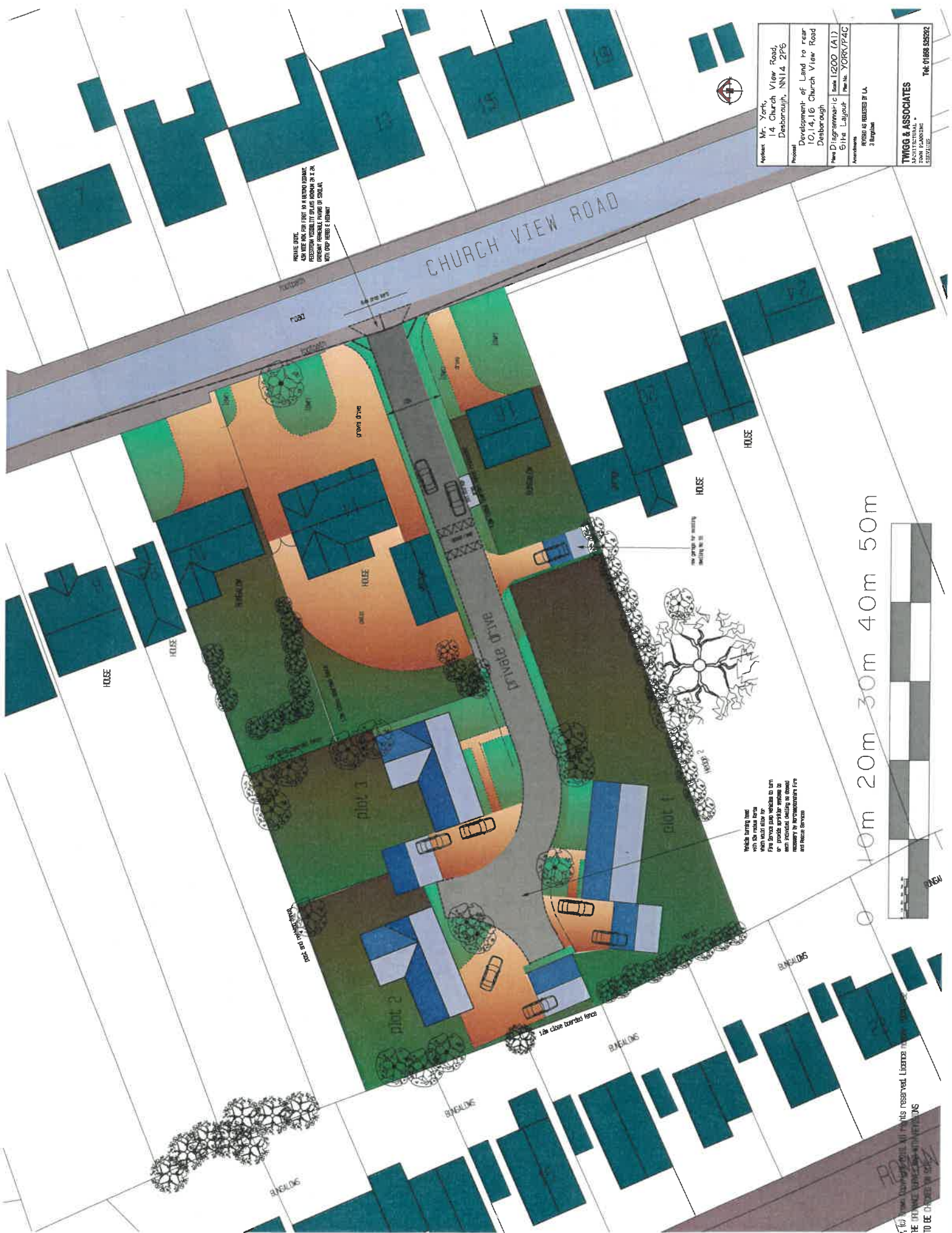
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Proposal	Development of Land to rear 10,14,16 Church View Road Deoborough
Plans	Landscape
Approved	Scale 1:200 (A1) Plan No. YORK/P3
Architects	TWIGG & ASSOCIATES TOWN PLANNING CONSULTANTS DEBORAHS
	Tel: 01885 52926



10m 20m 30m 40m 50m



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PLAN BASED ON THE ORDNANCE SURVEY MAP WITH REVISIONS



Applicant	Mr. York, 14 Church View Road, Deborahouph, NN14 2PS
Project	Development of Land to rear 10,14,16 Church View Road Deborahouph
Plans Diagrammatic	Scale 1:200 (A1)
	Site Layout
Amendments	Plan No. YORK/P4C 3
	REVISED AS REQUESTED BY LA
	3 Boroughs
	TWIGG & ASSOCIATES ARCHITECTURAL PLANNING LANDSCAPE SERVICES Tel: 01488 526292

PRIVATE DRIVE
4.5M WIDE FOR FIRST 10M & BOUNDARY
PROVISION POSSIBILITY FOR BUS STOP ON 2.5M
WIDE DRIVE TO BE PROVIDED
WITH ONE STOP BUS STOP

Vehicle turning times
with the road area
which would allow for
a 10m wide area to be
used for the turning in
any direction, which is deemed
necessary for the development of the
site and house design.

0 10m 20m 30m 40m 50m

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PLAN BASED ON THE ORDNANCE SURVEY DATA WITH THE FOLLOWING DIMENSIONS TO BE CHECKED BY CLIENT

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Appendix A



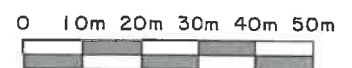
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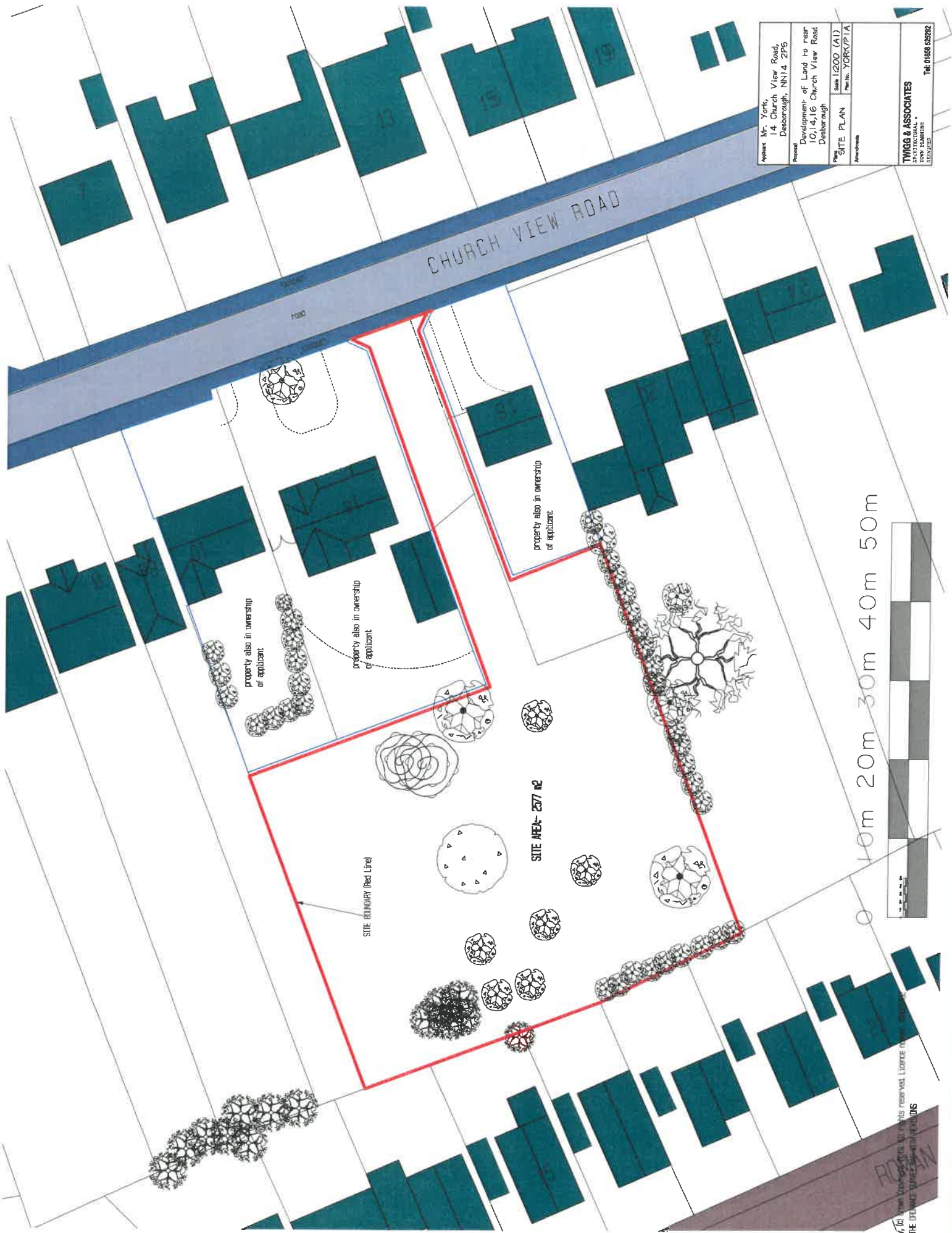
Mr York
14 Church View Road
Desborough

Location Plan
York/P5A

Proposed Residential
Development Site

Scale 1:1250 (A4)



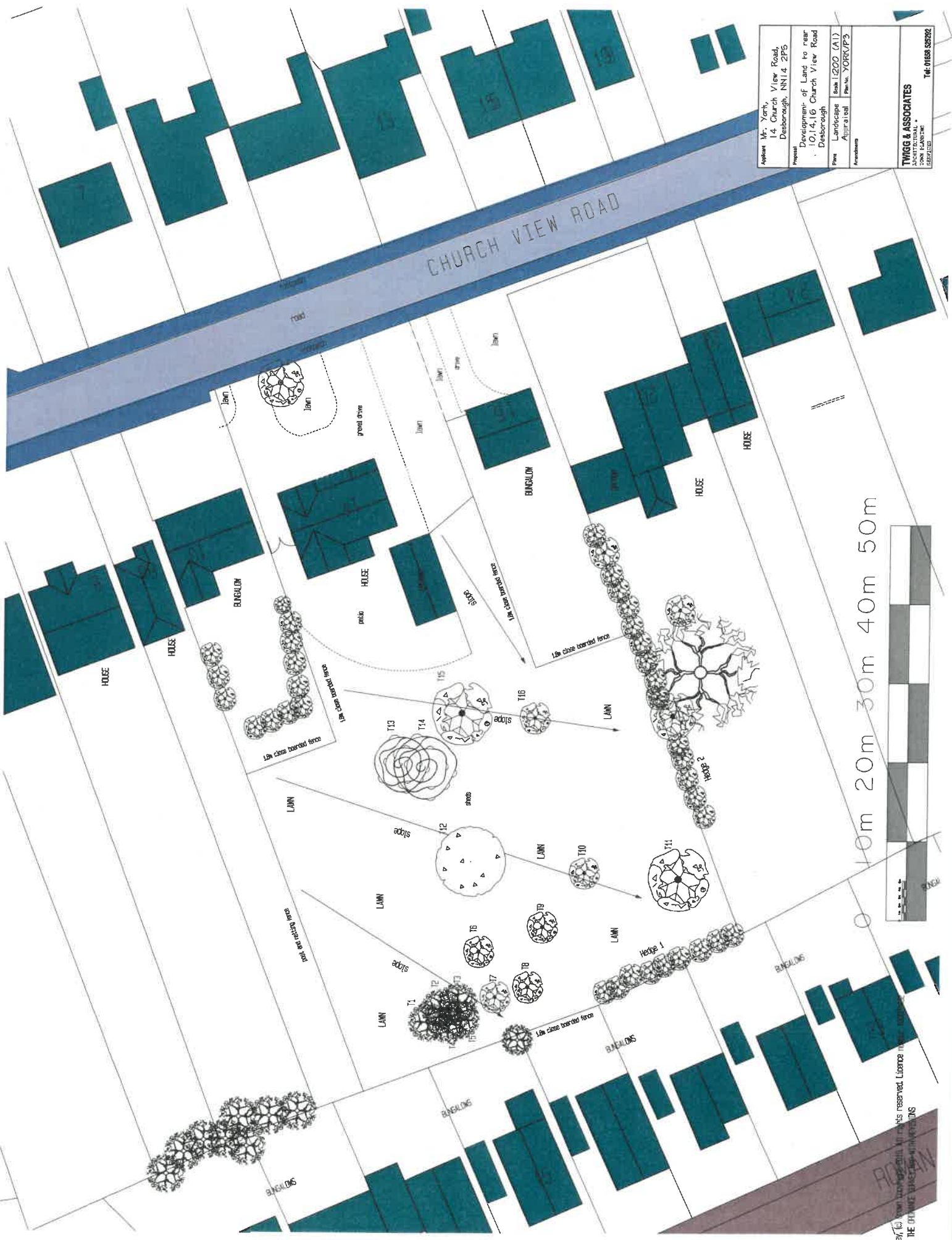


Applicant	Mr. York, 14 Church View Road, Derborough, NN14 2FS
Proposal	Development of Land to rear 10,14,16 Church View Road Derborough
Scale	1:200 (A1)
Page	SITE PLAN
Reference	Plot No. YORK/P/1A

TWIGG & ASSOCIATES
 ARCHITECTURAL
 CONSTRUCTION
 SERVICES
 Tel: 01865 526262

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 PLAN BASED ON THE ORDNANCE SURVEY DATA

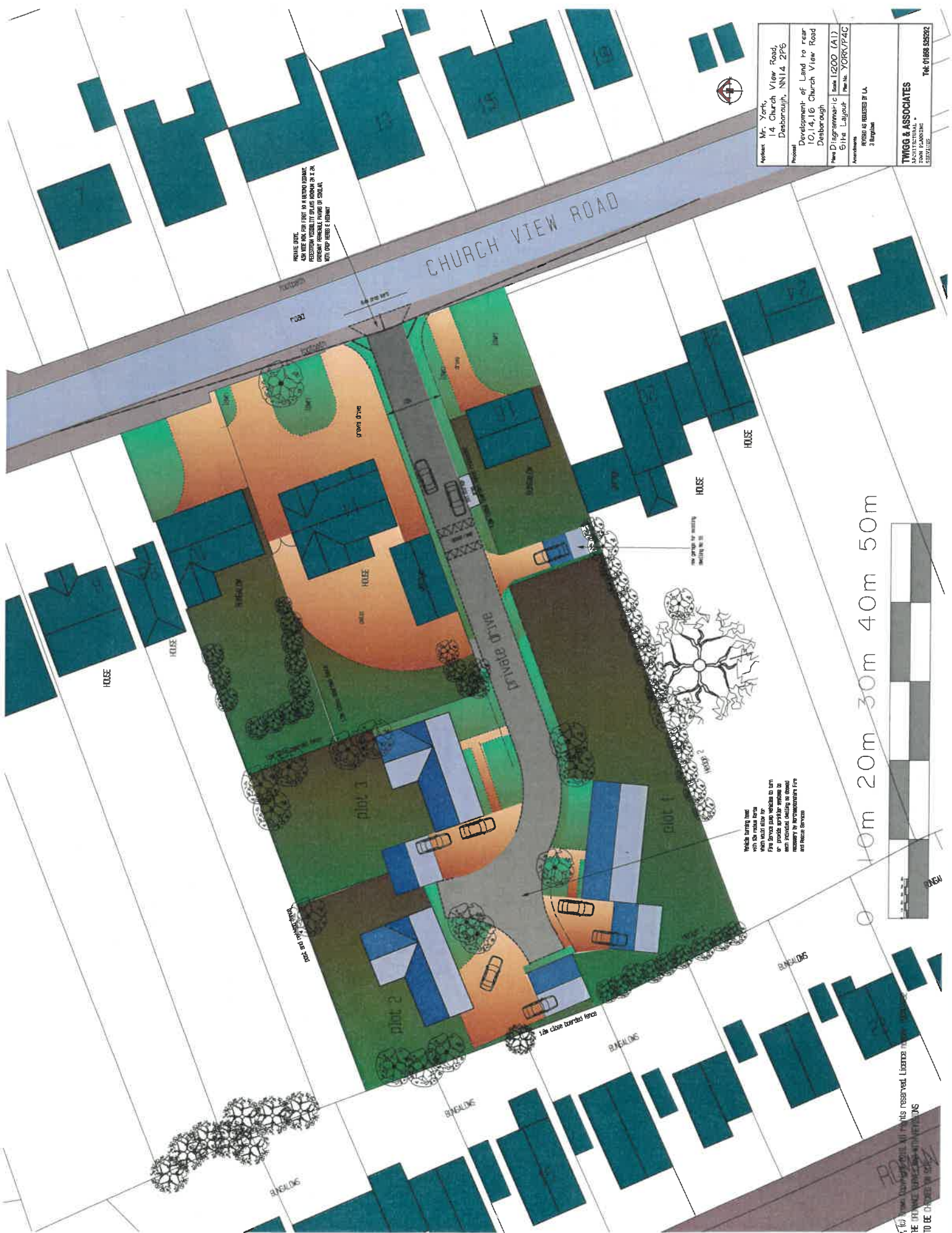
Applicant	Mr. York, 14 Church View Road, Deoborough, NN14 2PS
Proposal	Development of Land to rear 10,14,16 Church View Road Deoborough
Plans	Landscapes
Approved	Scale 1:200 (A1) Plan No. YORK/P3
Architects	
TWIGG & ASSOCIATES TOWN PLANNING CONSULTANTS 100, THE ARCADE, YORK, YORK YO1 1AA TEL: 01904 552926	



10m 20m 30m 40m 50m



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 PLAN BASED ON THE ORDNANCE SURVEY MAP WITH REVISIONS



PRIVATE DRIVE
 4.5M WIDE FOR FIRST 10M FROM EXISTING
 RESERVATION POSSIBILITY FOR BUS STOP AND 2.5M
 WIDE FOR SECOND 10M FROM EXISTING
 WITH GRASS DRIVE & FENCING

Applicant	Mr. York, 14 Church View Road, Deborahouph, NN14 2PS
Project	Development of Land to rear 10,14,16 Church View Road Deborahouph
Plans Diagrammatic	Scale 1:200 (A1)
	Site Layout
Amendments	Plan No. YORK/P4C 3
	REVISED AS REQUESTED BY LA
	3 Buildings
TWIGG & ASSOCIATES ARCHITECTURAL 200M EASTING LISVLEIGH TEL: 01885 528292	

Vehicle turning lanes
 with 5m radius area
 which would allow for
 a 90 degree turn
 with provision for
 any provision needed as shown
 necessary for manoeuvring fire
 and rescue services

0 10m 20m 30m 40m 50m



BOROUGH OF KETTERING

Committee	Full Planning Committee - 15/07/2020	Item No: 5.2
Report Originator	Amy Shepherdson Development Officer	Application No: KET/2020/0092
Wards Affected	Desborough St. Giles	
Location	21-23 Church View Road (land at), Desborough	
Proposal	Full Application: 4 no. dwellings	
Applicant	Mr D Cekrezi, Blythe Homes Ltd	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction.

REASON: The details are required prior to commencement of development because the CMP needs to be in place and in force throughout the construction period and in the interests of safeguarding highway safety and residential amenity in accordance with Policy 8 of the Northamptonshire Joint Core Strategy

4. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) fieldwork in accordance with the agreed written scheme of investigation;
- (ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority);
- (iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Local Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority.

REASON: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 199.

5. No above groundwork shall take place until full details of the surface water drainage scheme for the site, based on the SUDS consent design plan ref.2363-057B have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required) and details of management and maintenance.

REASON: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

6. No development above building slab level shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: Details of materials are necessary in the interests of the visual amenities of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

7. No development above slab level shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

REASON: In the interests of the amenity and protecting the privacy of the neighbouring property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

8. No development above slab level shall occur until full details of the proposed bat and bird boxes proposed within the Planning Statement (KET/2020/0092/4a) and the Sustainability and Energy Statement (KET/2020/0092/1) shall be submitted to and approved in writing by the Local Planning Authority, The approved boxes shall be located prior to first occupation of any dwelling.

REASON: In the interest of biodiversity mitigation in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

9. Works to implement this permission shall accord with the following times: 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.

10. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11(or any model procedures revoking and replacing those model procedures with or without modification)'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

REASON: Contaminated land investigation is required prior to the commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 11 of the NPPF and Policies 6 & 8 of the North Northamptonshire Joint Core Strategy.

11. The parking areas, garaging and private drive as depicted on approved plans 2363-054A, 2363-052B and 2363-055 shall be provided prior to the first occupation of the buildings hereby permitted and kept available for the parking of vehicles and manoeuvring around the site.

REASON: To ensure adequate access to on-site parking provision for the approved buildings and to discourage parking on the adjoining highway in the interest of local amenity and highways safety.

12. No gates, barrier or means of enclosure shall be erected across a vehicular access within 5.5m of the highway boundary. Any such feature erected beyond that distance shall be hung to open inwards away from the highway.

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

13. The maximum gradient over the first 5m distance from the access shall not exceed 1 in 15 and the surface shall be hard bound.

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

14. 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, D or E of Part 1 of Schedule 2 of the Order shall be constructed 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.

15. All dwellings shall be constructed to achieve a maximum water use of no more than 105 litres per person per day in accordance with the optional standards 36(2)(b) of the Building Regulations 2010 (as amended) as detailed within the Building Regulations 2010 Approved Document G - Sanitation, hot water safety and water efficiency (2015 edition);

REASON: In the interests of water efficiency in a designated area of water stress in accordance with Policy 9 of North Northamptonshire Joint Core Strategy.

16. There shall be no external illumination on the site at any time other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the amenity of occupants of neighbouring properties in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2020/0092

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

3.0 Information

Relevant Planning History

Reference Number	Decision	Decision Date	Address	Notes
KET/2018/0313	APPROVED	25-06-18	21 - 23 Church View Road, Desborough Northamptonshire	2 no. dwellings
PRE/2019/0129	ADVICE GIVEN	18-02-20	21-23 Church View Road (land between 19 & 25), Desborough Northamptonshire	5no. dwellings

KET/2020/0880 - Land to the rear of 10,14 and 16 Church View Road currently has an application being considered for outline consent for residential dwellings.

Site Visit

Officer's site inspection was carried out on 27th February 2020.

Site Description

The application site is located within the south of Desborough, inside the designated town boundary and within an established residential area. The site is a rectangular plot of land halfway down Church View Road on the east side. The plot of land lies between two residential properties No. 19 (a detached bungalow) and No.25 (two-storey detached house). The site, along with the surrounding residential properties, was historically allotments.

The majority of the land has now been developed with residential houses which vary in type, scale and design. The surrounds houses are mainly set approximate $\frac{1}{4}$ way into the site but the building line is not uniform. At the time of the initial site visit the plot was densely overgrown with two disused corrugated metal garages toward the front of the site. Within the application period the site has now been cleared of vegetation.

Proposed Development

This application seeks planning permission for four detached residential dwelling. two two-storey dwellings at the front of the site and two bungalows to the rear.

The applicant has been through the pre-application advices process and has made amendment during the scheme to reduce the scale of the rear bungalows, amend parking and access layouts and a number of other elements though discussion with the case officer.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Desborough Town Council

No comments received

KBC Environmental Health

No objection subject to standard conditions on:

- Working hours for construction
- A Construction Method Statement
- Contaminated land standard condition
- Radon (informative)

NCC Archaeology

'The site is located to the south of the town centre and south of an area of quarrying. An Anglo-Saxon cemetery was reportedly found in the quarry workings in 1876; a few of the graves contained grave goods, including a gold necklace set with garnets. The finds were exhibited at the Society of Antiquaries. There is the potential for remains of archaeological interest to be present on the site, albeit truncated by the 20th century buildings.

The NPPF, in paragraphs 189 & 190, stresses the importance of pre application discussions in order to assess the significance of potential heritage assets. Normally, this assessment would take the form of a field evaluation prior to determination; however, in this case a condition for an archaeological programme of works is recommended.

The proposed development will have a detrimental impact upon any archaeological deposits present. This does not however represent an over-riding constraint on the development provided that adequate provision is made for the investigation and recording of any remains that are affected. In order to secure this please attach a condition for an archaeological programme of works as per NPPF paragraph 199 to any permission granted in respect of this application.'

NCC Ecology

Considering the site has been cleared a survey would not be required. Support the developer's approach of the addition of bat and bird boxes on site.

Neighbours

Notification letters were sent out to neighbours in close proximity and a site notice was erected at the site. The following responses were received:

Original Plans

30 Breakleys Road – OBJECT

- Raised concerns about how close the houses would be to gardens.

34 Breakleys Road – OBJECT –

- Object to the rear bungalows
- Sever loss of privacy particularly from plot D which has a rear dormer and large glazed structure which would overlook 34.
- Boundary fence alignment should follow in line with current wooden fencing in line with neighbours.

25 Church View Road – OBJECT

- Overdevelopment of the site. Accept 2 at the front previously granted permission but object to the 2 at the back.
- Loss of privacy to rear elevation of No.25 particularly from front of Plot D.
- Development in the rear garden is out of character with the surrounding area.
- Ecological impact of removal of all vegetation. Sustainability and Energy Statement says that an ecological survey will be completed to establish whether habitats need to be preserved or replaced but the site has been recently cleared.
- Tree on 25 would be very close to front of plot D, new foundations would have an impact on the roots of the tree and potentially undermine its structure.

28A Breakleys Road – OBJECT – (objection removed on reconsultation see below)

- Strongly object to the properties to the rear.
- Plot C although a bungalow is 9m high.
- Loss of privacy from large windows on rear elevations.
- At less than 10m from 28a boundary it would tower over our low bungalow and be intrusive. (Plot C)
- Building is not in keeping with the area.
- Concerns raised with inaccuracy within plans in relation to boundaries.

Revised Plan (Including a significant reduction in the size of the bungalows)

Full reconsultation was completed on the revised plans. One additional comment was received from 28A Breakleys Road – removing their objection following the revision of plans.

5.0 **Planning Policy**

National Planning Policy Framework

Section 2- Achieving sustainable development

Section 4- Decision-making

Section 5- Delivering a sufficient supply of homes

Section 11- Making effective use of land

Section 12- Achieving well-designed places

Section 15- Conserving and enhancing the natural environment

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 1 Presumption in favour of Sustainable Development

Policy 4 Biodiversity & Geodiversity

Policy 6 Development on Brownfield Land & Land Affected by Contamination

Policy 8 North Northamptonshire Place Shaping Principles

Policy 9 Sustainable Buildings & Allowable Solutions

Policy 11 Network of Urban and Rural Areas

Policy 29 Distribution of new homes

Policy 30 Housing Mix and Tenure

Saved Policies in the Local Plan for Kettering Borough

Policy 35 – Housing with Towns

Emerging Policies

Site Specific Part 2 Local Plan was submitted to the Secretary of State on 28th May 2020 for examination by a Planning Inspector.

SPGs

Sustainable Design – North Northamptonshire Joint Planning Unit

Other guidance

Northamptonshire County Council Local Highway Authority Standing advice for Planning Authorities June 2016.

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 the Development
- 2- Design and Visual Impact
- 3- Residential Amenity
- 4- Environmental Health
- 5 -Parking and Highway Safety
- 6- Sustainable Design
- 7- Archaeology
- 8- Ecology

1. Principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Kettering Borough currently comprises the adopted North Northamptonshire Joint Core Strategy and saved policies of the Kettering Borough Local Plan 1995.

Policy 11 of the North Northamptonshire Joint Core Strategy 2011-2031 (NNJCS) states that the focus of development for the area will be directed towards the growth towns followed by market towns, such as Desborough, providing a strong service role where the growth of homes and jobs would be supported appropriate to the character and infrastructure of the town.

Policy 8 e) of the NNJCS states 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, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

Saved Policy 35 of the Kettering Borough Local Plan states that planning permission will normally be granted for proposals for residential development within the Town Inset boundaries where the proposal is compatible with other policies and proposals in the Plan. The application site is located in an established residential area falling within the town boundary of Desborough as defined by saved Policy 35.

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At its heart is a presumption in favour of sustainable development. The NPPF confirms the statutory status of the Development Plan, however, it is a material consideration in decisions on planning applications.

The core planning principles which should underpin plan-making and decision-taking are listed in paragraph 17 of the NPPF and include seeking a high quality of design and a good standard of amenity for all existing and future occupants of land and buildings. Section 6 of the NPPF promotes the delivery of the high quality sustainable housing and Section 7 required that development is of a high standard in terms of its design.

A further material consideration is that the site has an extant permission (KET/2018/0313) for two detached dwellings located toward the front of the site. The existing site has been cleared but the development has not commenced at the time of writing this report.

It is considered that the application is supported by planning policy and is acceptable in principle subject to the detailed matters discussed below.

2. Design and Visual Impact

The proposal includes four dwellings which are designed in two pairs; Plots A and B are detached two-storey four bed house situated towards the front of the plot, approximately 12m from the edge of the footpath and follow the general building line of neighbouring properties within the wider street. Plots C and D are single storey two bed bungalows located in the rear half of the site and are accessed via a private drive between Plot A and the boundary of No.19 Church View Road. The site is divided largely equally between the 4 properties which each have a similar footprint.

Plots A and B and of a matching design and sit alongside each other. Each is two-storey and covered by a gable roof, they includes a two-storey front projecting hipped-element on the left hand side of the front elevation and single storey projecting element on the right (which partially holds the integrated garage), these elements create visual interest and variation within the front building line. The street is characterised by a mixture of bungalows and two storey dwellings interspersed side by side, the dwellings have a wide variety of designs and materials but most following a similar but not exact building line.

The proposed design of Plots A and B are considered to sit comfortably within the local area and will respond well to its character subject to the appropriate use of material. Red brick with reconstituted stone detailing is proposed with a concrete tiled roof and uPVC and Aluminium doors/windows. A condition is recommended to ensure full details of the material are approved.

Plots C and D are in the rear half of the application site on what would have more traditionally been garden land (as per KET/2018/0313). That being said, when looking at the pattern of development of the wider street and neighbouring roads a number of sites do not follow the traditional longer linear plot pattern.

No.5 Church View Road (built between 2005 and 2009) approximately 75m to the north is a chalet style bungalow with a large footprint and was built in the original rear garden land of No. 7.

No. 28a Breakleys Road is directly to the north-west and shares a boundary within the application site. Again this is a single storey bungalow with a large footprint which has been built on rear garden land of No.'s 28 and 30 Breakleys Road.

Other examples located further away but put forward within the planning justification from the applicant is that of No's.35 and 39 Princes Avenue which are similarly within traditional rear garden space.

The pattern of plots changes significantly approximately 50m to the south of the application site with smaller plots set around a close (Cherry Tree Close).

It is also noted that the council is currently determining an outline consent for residential dwelling within access off Church View Road on land to the rear of 10, 14 & 16 with application ref KET/2019/0880. The application has not been determined at the time of writing this report, an update will be provided to Members via the Committee Update.

It is acknowledge that most of the plots within the street are still long and linear however given the abovementioned built form, it is not considered the proposal of dwellings within the rear half to break a strong pattern of development or have a negative impact on the character of the area.

The applicant has amended the design and layout of Plots C and D to small scale single storey bungalows that sit neatly behind the larger front facing plots. Due to this Plot D will not be visible from the street and views of Plot C will only be possible when standing directly and looking down the shared access drive, even then only a small element of the property will be visible.

Subject to the appropriate use of material Plots C and D are not considered to cause a detrimental impact on the visual character of the area.

The proposal as a whole is not considered to have a detrimental impact on the character and appearance of the local area and as such is in accordance with Policy 12 (2019) of the NPPF and Policy 8 (2016) of the JCS.

Further to this Policy 30 of the JCS stated that housing development should provide a mix of dwellings to cater for current and forecasted needs which included smaller household, and where appropriate dwellings designed for older people.

As the proposal is for open market house KBC does not hold formal evidence for the need for bungalows. KBC Housing Manger as commented the following:

I have also spent some time monitoring the housing market in general and looking at house prices, incomes etc as part of my affordable housing enabler role. Bungalows are in short supply on the open market and attract higher values as a result. They are more expensive to build because of the land take so a developer cannot achieve higher densities on a site with bungalows.

As such the proposal is considered to help create a greater mix of dwelling sizes and is seen to contribute towards the aims of Policy 30 of the JCS.

3. Residential Amenity

Along with requiring development to respect the character of an area, Policy 8 of the NNJCS seeks development to prevent harm to residential amenities of neighbouring properties, by reason of overbearing, loss of light or overlooking.

The design and layout of the site has been altered during the pre-application process and within this application. Firstly, taking Plots A and B, which are two- storey detached houses which sit along the general building line found within the street. Plot B is separated from the side elevation of No. 25 by 1.5m. There are no existing windows on this northern elevation of No.25 and no proposed on any side elevations of the proposed houses. Plot A and B have a similar height proposed to that of No. 25 of 8m. The applicant has supplied a proposed street elevation to illustrate the relationship between Plots A and B and neighbouring properties.

The proposed dwellings (A and B) will sit directly to the north of No. 25 and as such there is not considered to be any loss of light to No. 25.

It is likely that there will be some loss of privacy to the rear garden of No.25 from the rear facing first floor windows of Plot B. The garden space of No.25 is however reasonably large, and the relationship created is not uncommon for a residential area such as this.

To the north of the application site is No.19 which is a residential bungalow. The applicant has worked to reduce the impact on No. 19 by setting the built form back by 5.6m from the shared boundary (through which the private access runs to the rear plots). Considering the extant permission of KET/2018/0313 in which a two storey dwelling approved a 8.5m height (albeit with a hipped roof) at a separation distance of 3m the current proposal is considered to offer a reduction in terms of loss of light and privacy from a dwelling at the front of the site. As the street is a mix of single and two storey dwellings this relationship is not uncommon in the local setting.

There are no window proposed in the side elevations of Plots A and B, there may be some limited oblique views of the end windows of the bungalow possible from the rear windows of Plot A However, the level of overlooking will be minimal due to the increased height of the boundary fence.

Within the rear half of the site there are two bungalows (Plots C and D) the size and in particular the height of the bungalows has been reduced signification through amended plans.

Due to their location the proposed dwellings sit alongside residential gardens to the north and south. To the north-west of the site is 28a Breakleys Road which is single storey dwelling constructed in a similar back-land position. Objections were initially received from the residents of No.28a however the applicant has made revisions during to process to overcome concerns and the objection has subsequently been removed.

The front facing windows of Plot D facing west will have some views of the rear elevation of No.25 and visa-vera however these are separated by over 30m.

Considering the single storey nature of the bungalow and the proposed fencing (which is also secured by condition) this impact is considered to be minimal.

Between the front and rear proposed properties there is a separation distance of 27.5m. There will again be some mutual views between the rear of Plots A and B and the front of Plots C and D however these will be diffused by the detached garage of Plot D and landscaping in between the sites and given the separation distance this relationship is considered acceptable.

In regard to loss of light, Plots C and D have a ridge height of 4.8m. Considering their scale and location the built form is not considered to impact the amenity of neighbouring properties in terms of loss of light.

The introduction of residential properties within what would typically be private garden land may introduce some additional noise disturbance to neighbouring properties particular with No.19 in relation to vehicles travelling down the private access. That being said the proposed dwellings are small in scale and although they will open market housing, their size and design lend themselves to potential older residents rather than families. Considering there is only 2 houses, each with 2 bedrooms the number of vehicular movements is likely to be limited.

A condition is recommended to ensure no external illumination is added other than through a submitted and approved scheme to reduce the risk of disturbance from external lights to neighbouring properties.

The scheme is largely considered to not to cause a detrimental impact on neighbouring amenity and in accordance with Policy 8 of the NNJCS, it is acknowledged that there will be some impact particularly on No.19 in regards to noise of vehicular movements however, in this instance this potential impact is not considered to be of a detrimental level to warrant a reason for refusal when considering the scheme as a whole and in view of the presumption in favour of sustainable development.

Policy 30(b) of the JCS requires the floor space of all new dwellings to meet the National Space Standards as a minimum to provide residents with adequate space for basic furnishings, storage and activity. The proposed dwellings are in excess of the National Space Standards and are therefore in accordance with Policy 30 of the JCS.

A condition has been recommended to remove permitted development rights in regards to extensions and alteration, outbuilding and roof extension (such as dormers) to protect the amenity of neighbouring occupiers and future occupants.

4. Environmental Health

Environmental Health has responded to the application stating there is no objection subject to conditions to control construction working hours and a standard condition for contaminated land, (as the site is near to former quarry works and high levels of naturally occurring arsenic), to protect human health and residential amenity of existing and future occupants and for the requirement of a Construction Management Plan.

It is therefore considered that subject to conditions the layout and design of the proposed development is acceptable and does not create unacceptable impacts on residential amenity and is in accordance with policy 8 e) of the North Northamptonshire Joint Core Strategy.

5. Highway Safety 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*.

Each dwelling is proposed with its own on-plot parking; Plots A and B (both 4 bed houses) have 3 parking spaces comprising an integral garage and 2 parallel spaces within their open front gardens. Plot C (2 bed bungalow) had 3 on plot spaces and plot D (2 bed bungalow) has a detached double garage and 2 on-plot spaces in front of the garage. Through the application, amendments have been made to ensure all parking and garages spaces are of a usable size and both the size and the number of spaces for each dwelling is in accordance with NCC Highways Standing Advice. A condition is recommended to ensure the parking and access is laid out in accordance with the approved plans and that the spaces and garages are permanently retain for parking purposes. Bike parking is not specifically shown but each plot shows a shed and ample private amenity space which can be accesses external in which bikes could be securely stored.

The site proposed two access points, Plots B has a direct access off Church View Road (an amended requested by the case officer) to reduce the vehicles using the private drive which is located between Plot A and the shared boundary with No. 19 Church View Road.

Plot A shares this access point with Plots C and D to avoid the need for long dropped kerbs for 3 accesses. The access for Plot A diverts quickly off the shared access drive within the first few metres onto the private front garden with on-plot parking, the shared private drive then continues down to Plots C and D to the rear.

Both access points are set at 90° to the highways which is a long straight road with good visibility. Access for Plot B and is set 1.6m in from the shared boundary with No.26 and the shared private access road for Plot A, C and D is approximately 0.8m away from the boundary with No.19. These distances are below the NCC highways requirements of 2m x2m visibility space, however the proposed arrangement are a result of improvements during the application process and particularly in relation to No.19 the private drive's location allows additional separation of the built form alongside the bungalow. Considering the road has good visibility due to it being straight and lack on-street parking due to on-plot parking availability, the reduced size of visibility splay is not considered to impact highways safety. A condition is recommended to require the submission of boundary treatment to ensure a low boundary aids in visibility both for users or Church View Road and neighbouring properties.

The shared private drive has a width of 4.8 for at least the first 10m beyond the highway which then narrows to 4m within a 5.6m strip. Due to Plots C and D being located just over 50m from the edge of the highway the applicant has provided a turning head within the site for emergency vehicles and an informative has been recommended to advise that this is likely to need to be constructed to withstand a 15 tonne axle weight (fire safety measures are assessed as part of the building control process).

The proposed parking space, garages and access around the site is considered to provide acceptable parking and manoeuvring for dwelling of this size and as such the proposal is considered to be in accordance with Policy 8 of the JCS.

Addition conditions are recommended in regards to the restriction of access gates, hard bound surfacing for 5m clear of the highways and access gradient. This is in addition to a condition requiring the access, private drive and parking to be provided in accordance with plans and kept in perpetuity.

6. Sustainable Design

Policy 9 of the North Northamptonshire Joint Core Strategy states that development should include measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. The policy also requires all residential development to limit the use of water to no more than 105 litres/person/day. A Supplementary Planning Document – Sustainable Design was adopted by the Council in February 2009.

The application is supported by a Sustainable Design and Energy Statement which highlight the sustainability features of the proposed development. These include water conservation measures and the use of a Sustainable Urban Drainage System (SUDS) across the site to deal with water runoff.

Conditions have been recommended to ensure that the dwellings are constructed to achieve a maximum water use of no more than 105 litres/person/day and that a SUDS scheme is submitted for approval.

It is therefore considered that, subject to the recommended conditions, the scheme meets the requirements as set out in Policy 9 of the North Northamptonshire Joint Core Strategy.

7. Archaeology

In accordance with the consultation comments as detailed in section 4 of this report, a condition is recommended to require no development to take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

8. Ecology

At the time of the original site visit the site was covered in dense shrubs and small trees. The case officer requested additional information in accordance with the Biodiversity SPD and the Applicant has discussed ecological issues with NCC ecological advisor. The site had been cleared during the early staged of the

application process and has noted that the previous consent granted did not have any conditions regarding biodiversity or site clearance. As clearance in itself is not development and given the site history the applicant has proposed bats and bird boxes on site to provide some mitigation for the loss of habitat. This has been agreed by the NCC ecological advisor and a condition requiring these details to be submitted and installed prior to occupation is recommended.

Conclusion

The proposal is acceptable in principle and in terms of its impact on the character and appearance of the area it is deemed it will make an agreeable contribution to the street scene. The level of overlooking is negligible and the amount of light which is likely to be lost to the neighbouring property is considered to be minimal and therefore acceptable. It is considered that there would be a small level of disturbance to neighbouring properties with new residential development within the rear half of the plot but due to the small scale nature of the dwelling the impact is not considered to of a level that would be unacceptable.

The proposal has adequate on-plot parking provided and will not impact on highways safety.

It is recommended that, subject to the suggested conditions, planning permission is granted.

Background Papers

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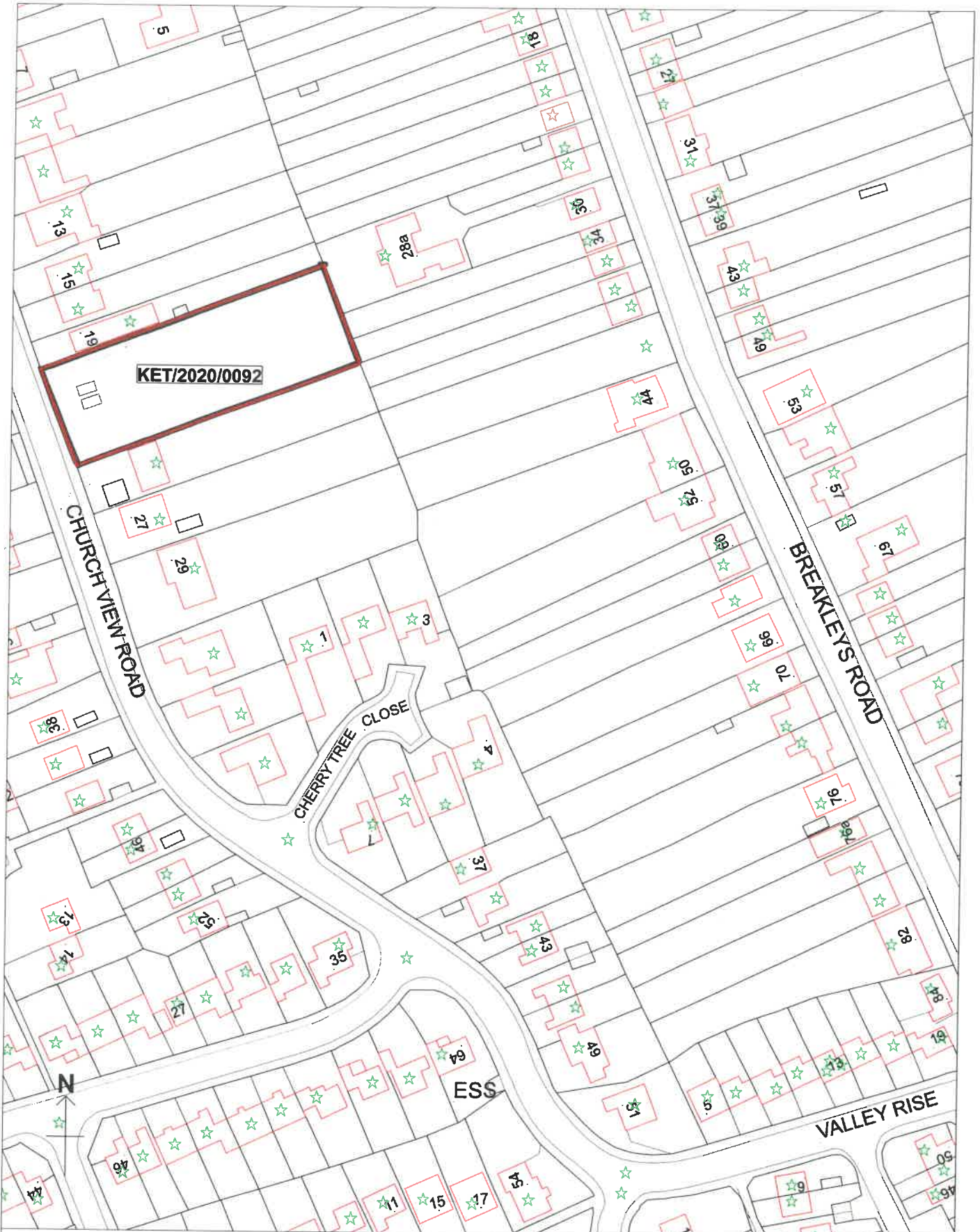
Contact Officer:

Amy Shepherdson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:



Title: Title:

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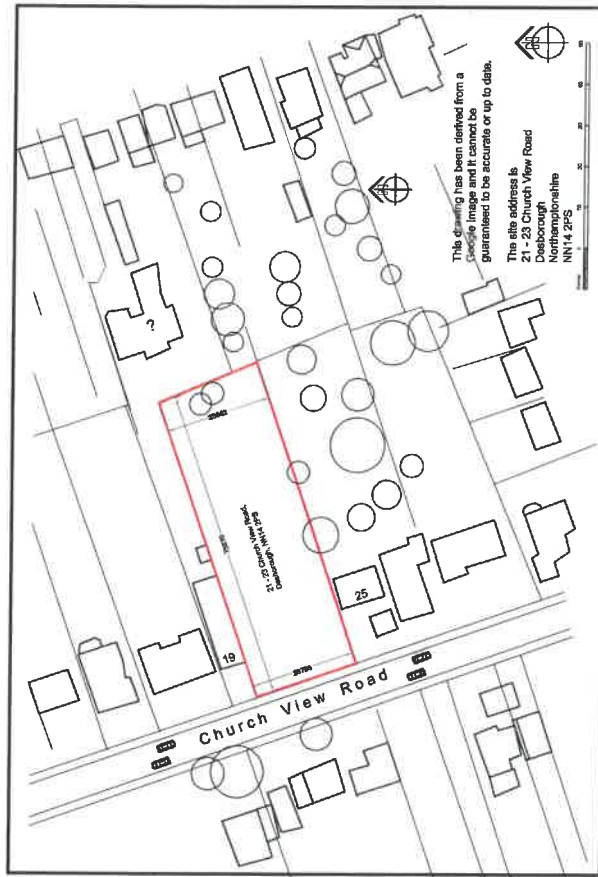
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Borough Council

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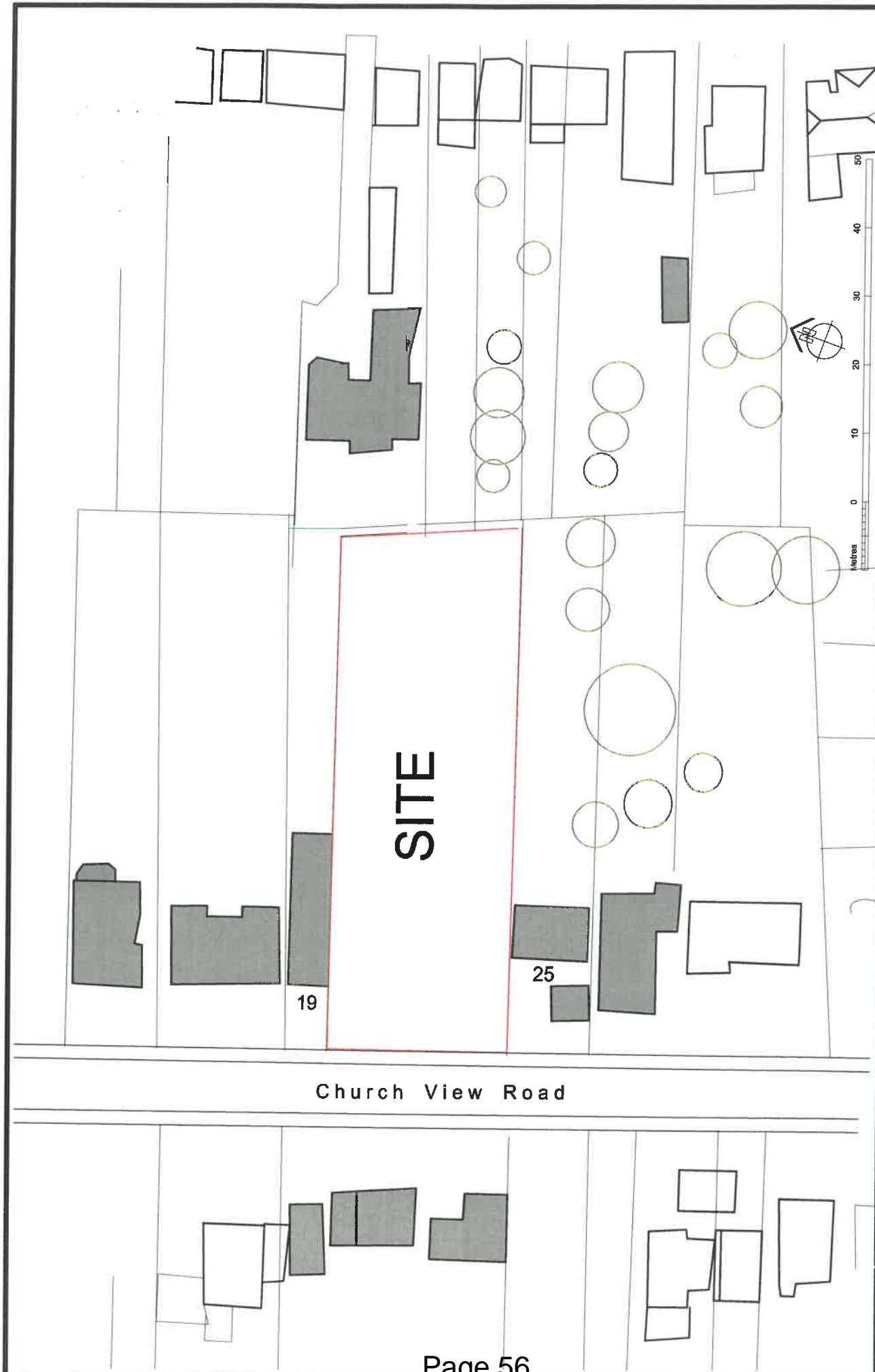
Dwg No
2363-006

Date
13 - 11 - 19
Scale
1 : 1250 @ A3

Church View Road, Desborough, NN14 2PS - Proposed New Houses
Site Location Plan 1 : 1250

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Church View Road

19

25

SITE



Date 27-02-2020
 Draw No 2363-050
 Scale 1 : 500 @ A3

Church View Road, Desborough, NN14 2PS - Proposed New Houses
 Existing Site Plan at 1 : 500

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 Rev A 17 Mar 2020

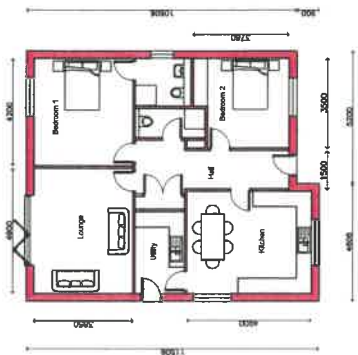
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Church View Road, Desborough, NN14 2PS - Proposed New Houses
Proposed Site Plan at 1 : 500

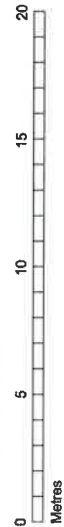
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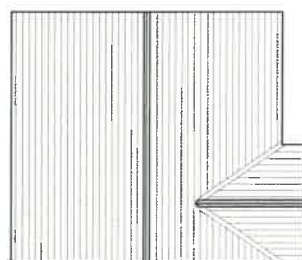
PLOT d



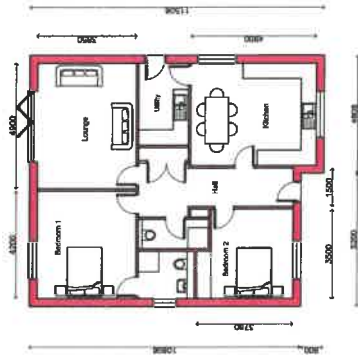
GROUND FLOOR PLOT d
96 m² NIA (approx 1032 sq ft)



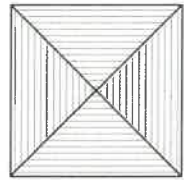
ROOF PLOT d



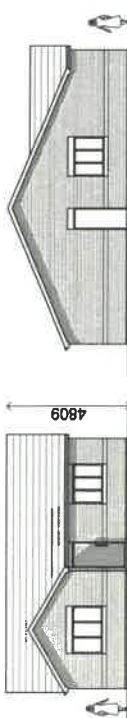
PLOT c



GROUND FLOOR PLOT c
96 m² NIA (approx 1032 sq ft)



GARAGE ROOF



FRONT ELEVATION

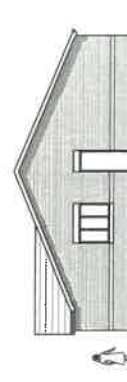


FRONT ELEVATION

GARAGE SIDES AND REAR ELEVATIONS



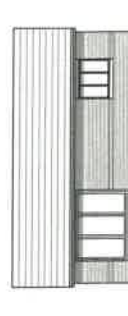
LEFT SIDE ELEVATION



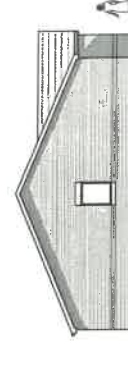
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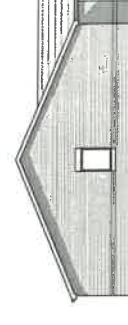
REAR ELEVATION



REAR ELEVATION



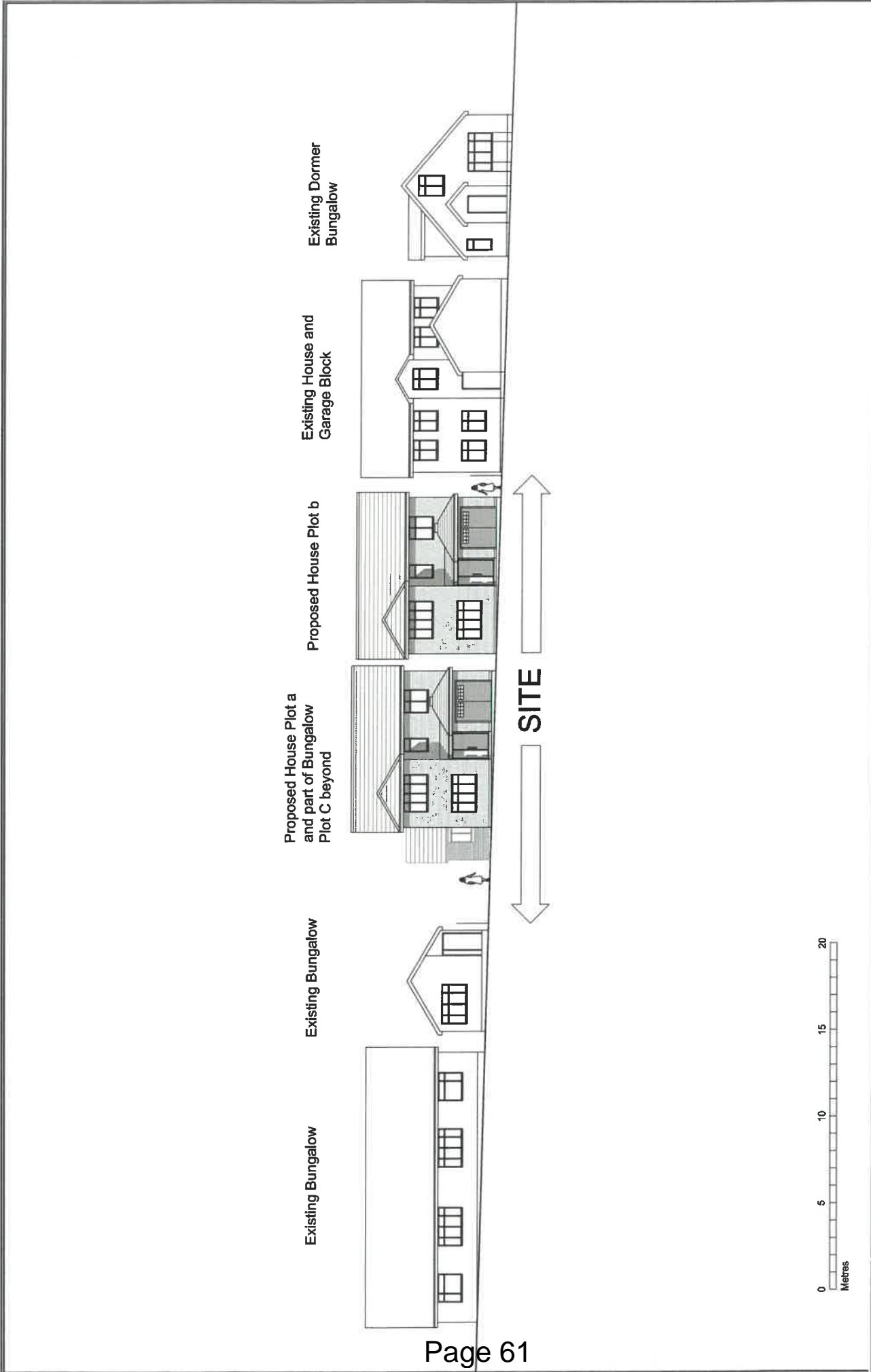
RIGHT SIDE ELEVATION



RIGHT SIDE ELEVATION

309

	martin ward & keeling Martin Ward & Keeling Limited Chartered Architects e mail to: mwk-architects.co.uk or mjcolvin@mwk-architects.co.uk 38A King's Road, New Oscott, Birmingham, B73 5AB T: 0121 354 6590	Date 25-02-2020 Scale 1 : 200 @ A3	Dwg No 2363-055
	Church View Road, Desborough, NN14 2PS - Proposed New Houses Proposed New Bungalows - Plots c and d and Garage Block		



30h



Dwg No 2363-056 A
Rev A - 17 Mar 2020

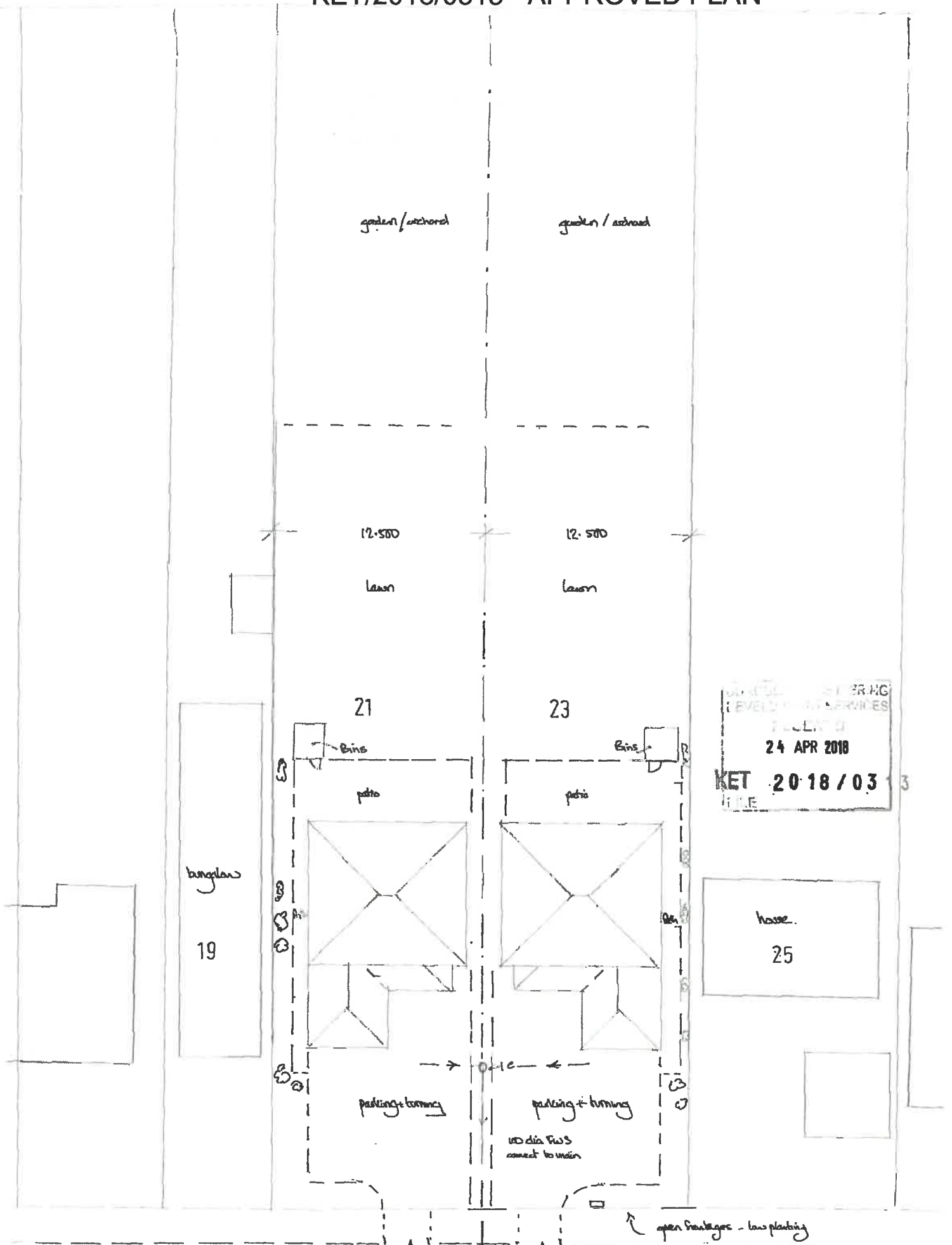
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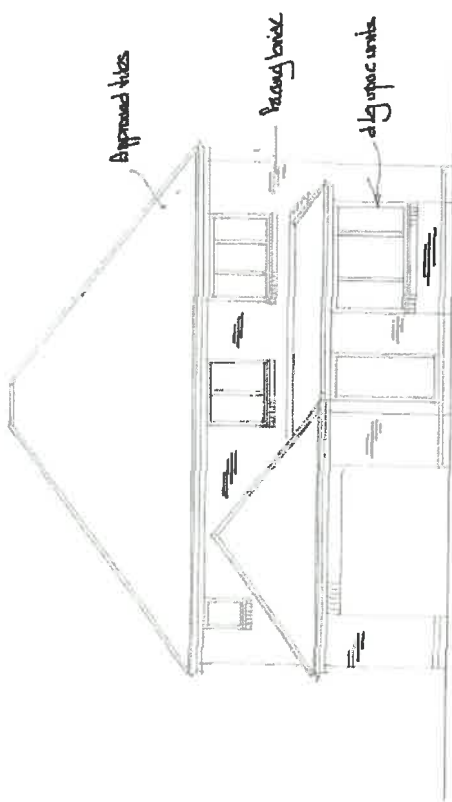
Church View Road, Desborough, NN14 2PS - Proposed New Houses
Proposed Street Elevation

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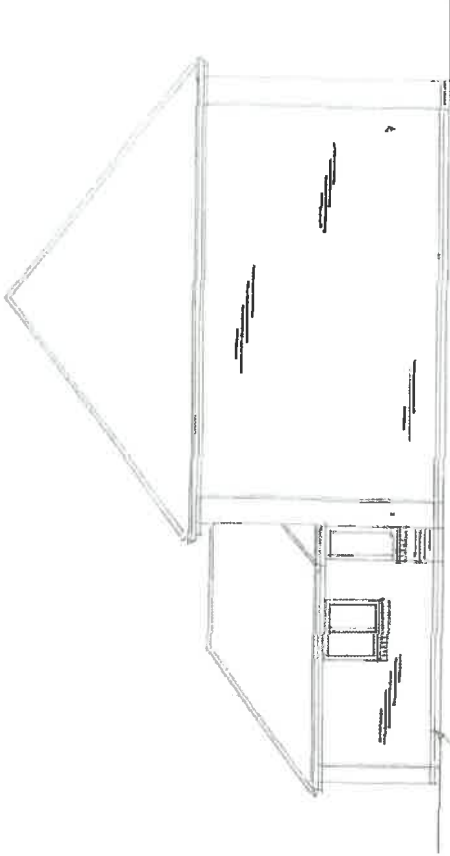


KET/2018/0313 - APPROVED PLAN

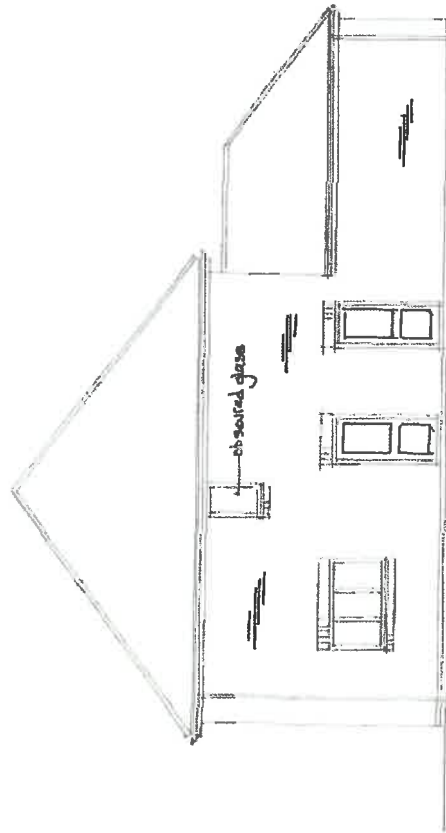




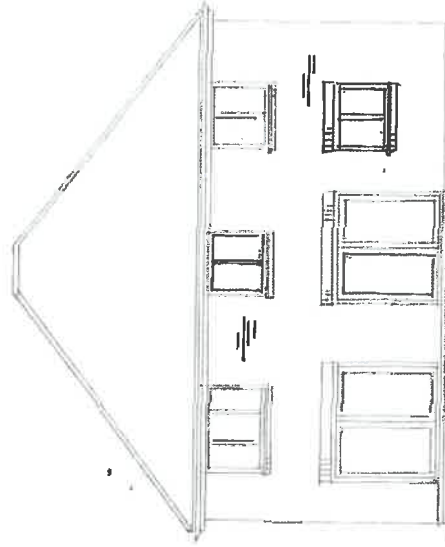
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SIDE

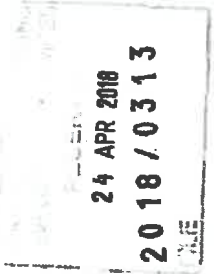


SIDE



REAR

KET/2018/0313 APPROVED PLAN



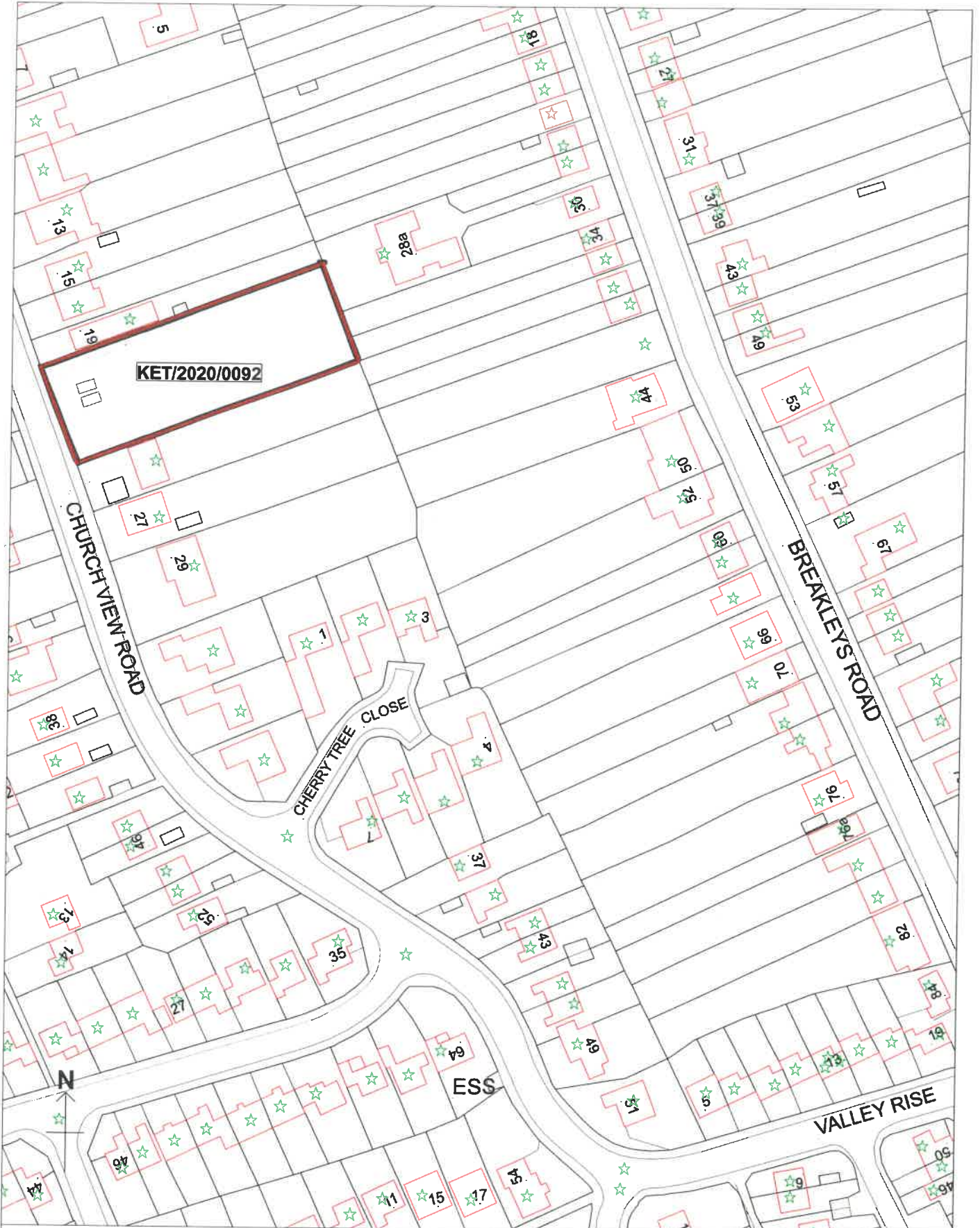
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FILE

02

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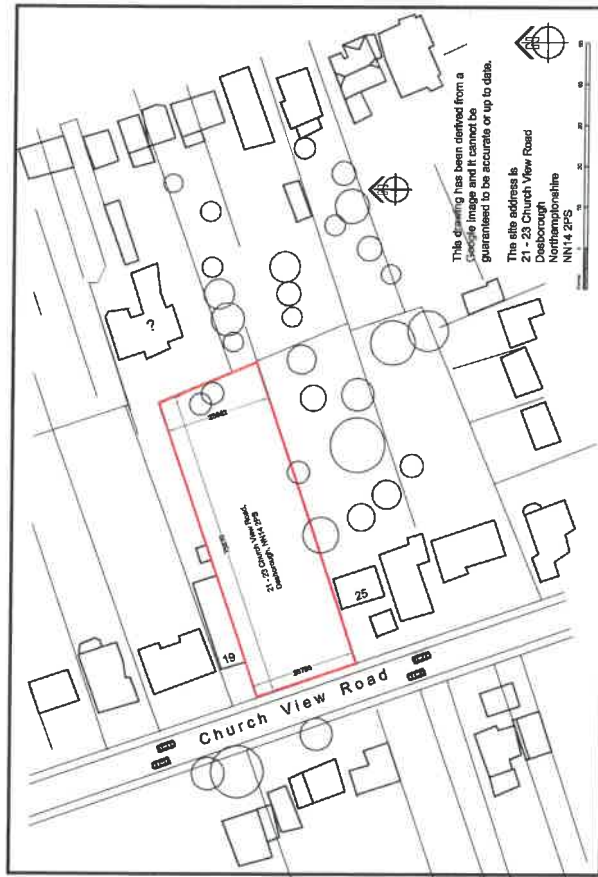
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Kettering
Borough Council

Date: 02:07:20

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Drawn by: 21-23 Church View Road



Dwg No
2363-006

Date
13 - 11 - 19

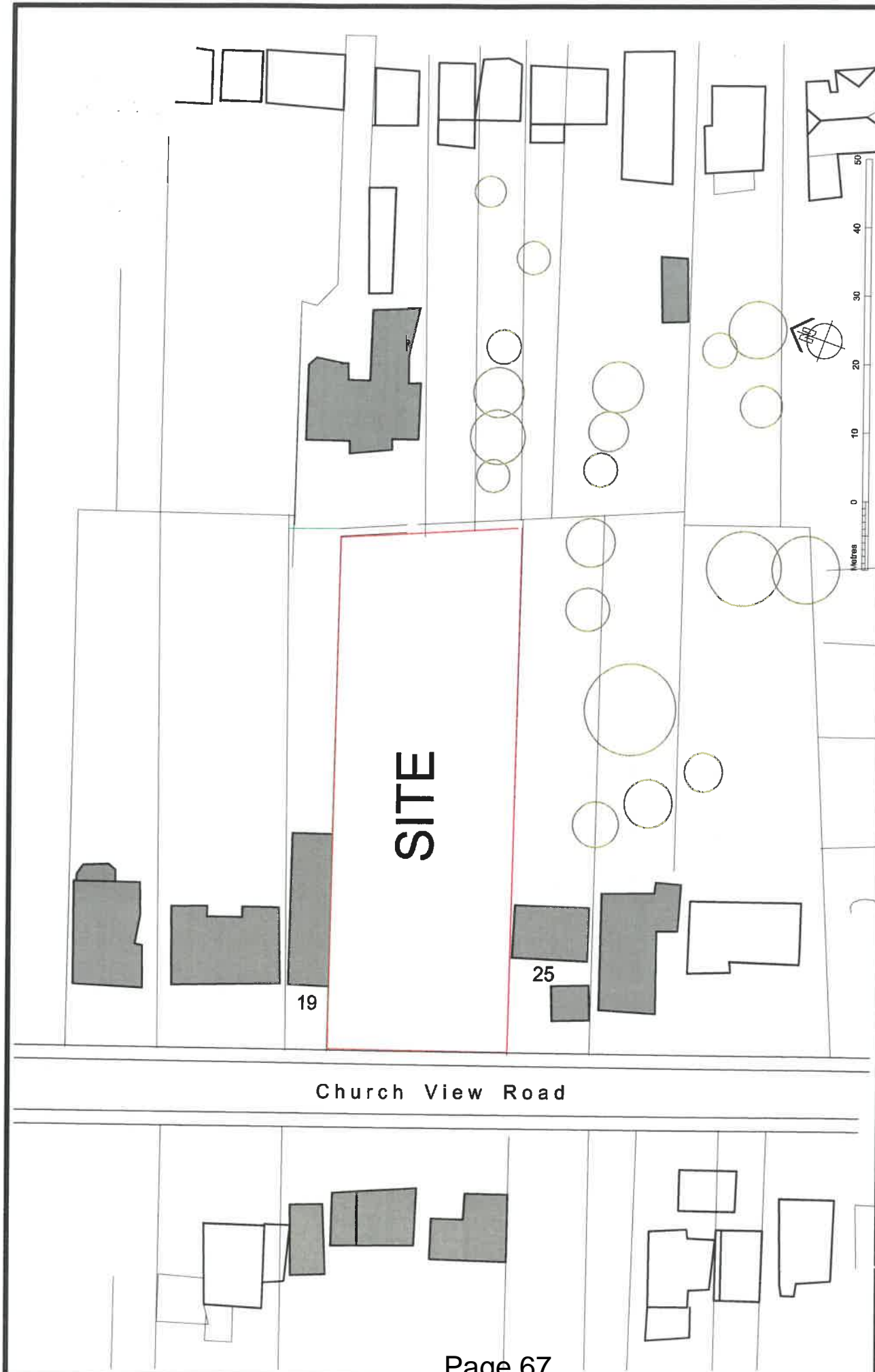
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Church View Road, Desborough, NN14 2PS - Proposed New Houses

Site Location Plan 1 : 1250

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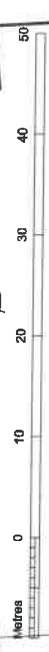




Church View Road

19

25

SITE



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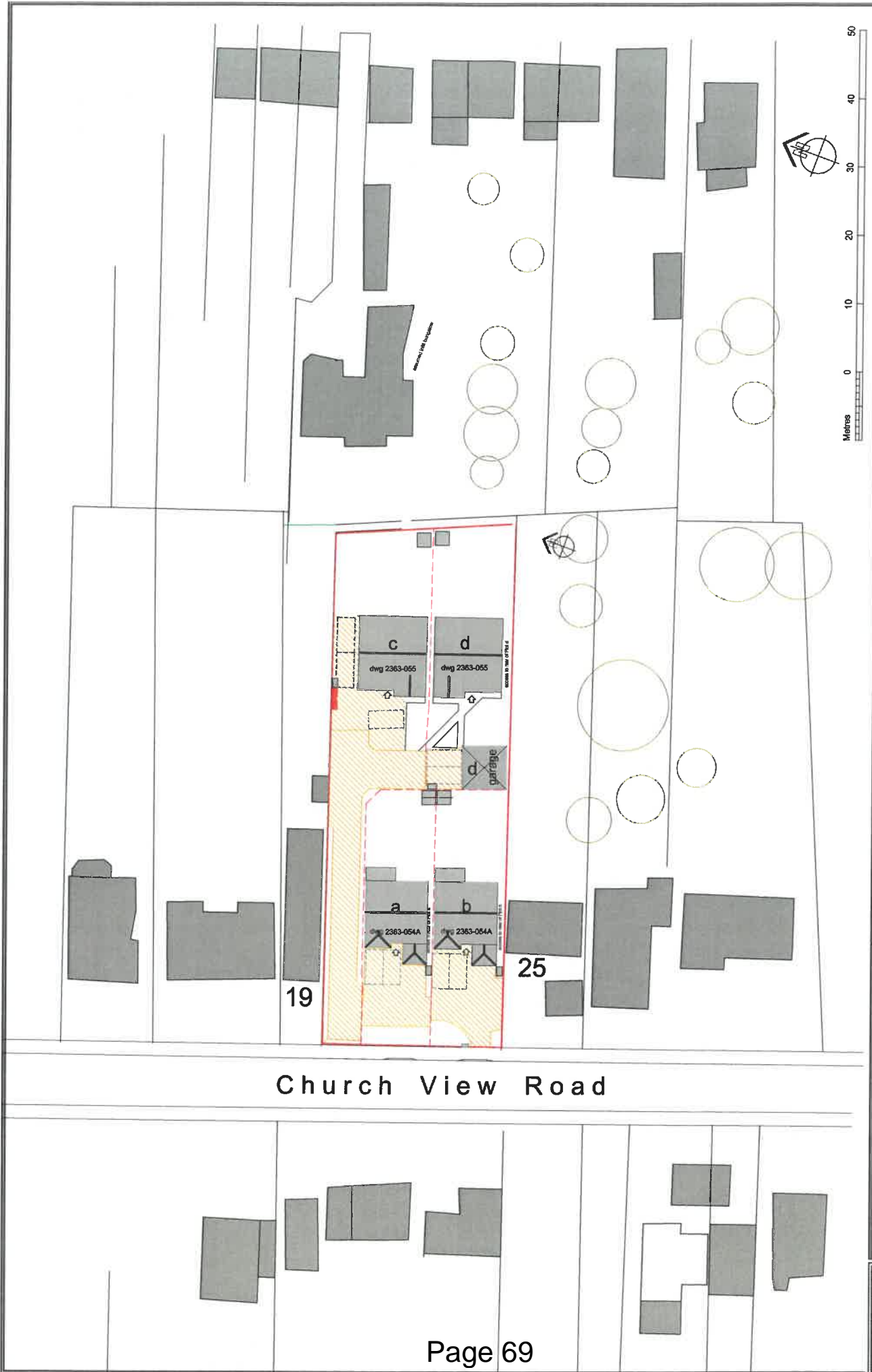
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Church View Road, Desborough, NN14 2PS - Proposed New Houses
 Proposed Site Plan at 1 : 200

Date 08-1-2020
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Dwg No 2363-052 B





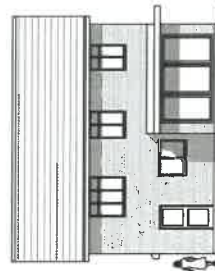
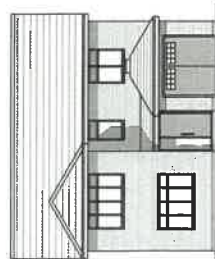
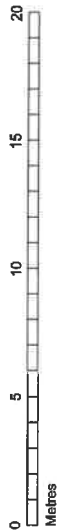
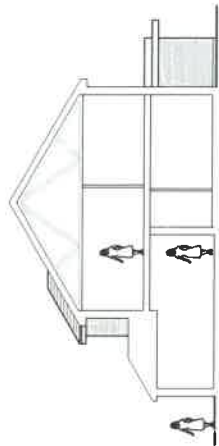
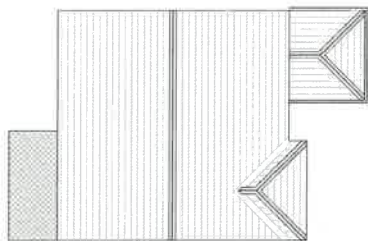
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 Rev A 17 Mar 2020

Date **13-02-2020**
 Scale **1 : 500 @ A3**

Church View Road, Desborough, NN14 2PS - Proposed New Houses
Proposed Site Plan at 1 : 500

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Plots A and B



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Church View Road, Desborough, NN14 2PS - Proposed New Houses
Proposed New House - Plots A and B

Date
17-01-2020

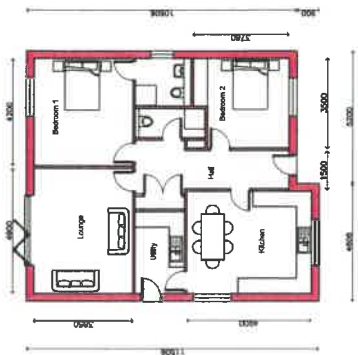
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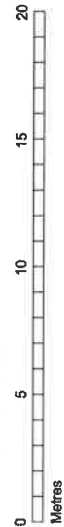
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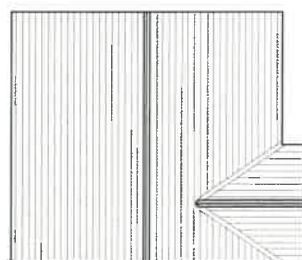
PLOT d



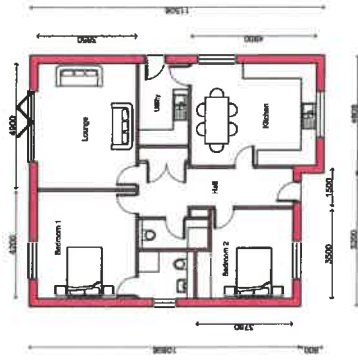
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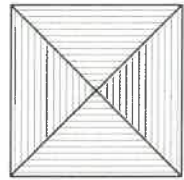
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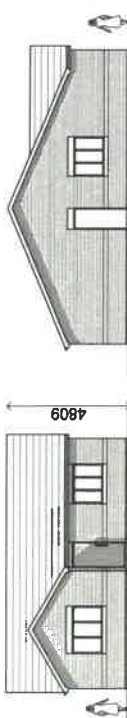
PLOT c



GROUND FLOOR PLOT c
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GARAGE ROOF



FRONT ELEVATION

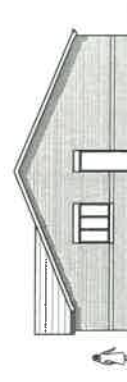


FRONT ELEVATION

GARAGE SIDES AND REAR ELEVATIONS



LEFT SIDE ELEVATION



LEFT SIDE ELEVATION



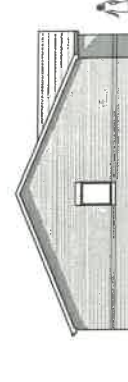
REAR ELEVATION



REAR ELEVATION



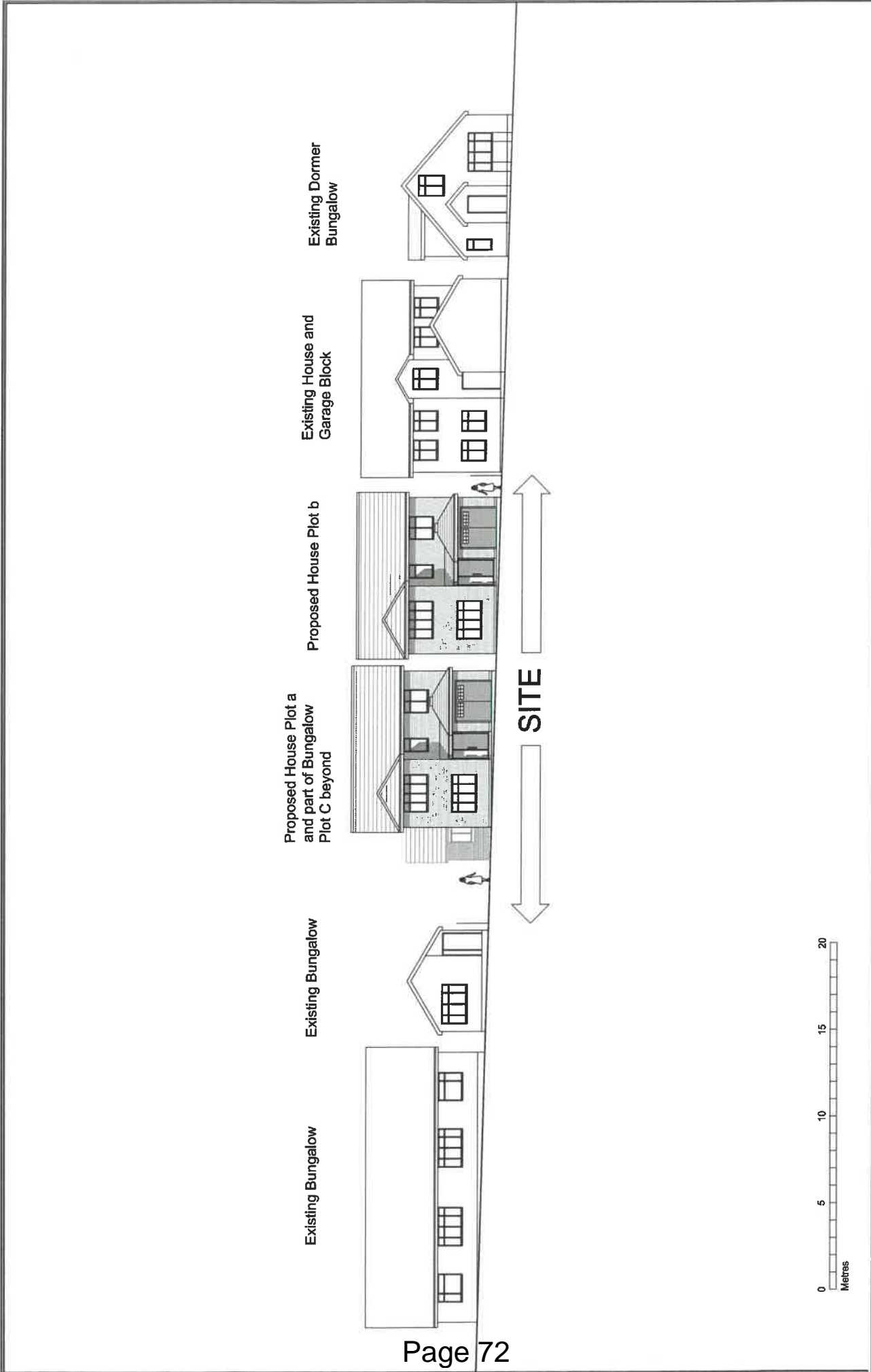
GARAGE FRONT ELEVATION



LEFT SIDE ELEVATION

309

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	Church View Road, Desborough, NN14 2PS - Proposed New Houses Proposed New Bungalows - Plots c and d and Garage Block		



30h

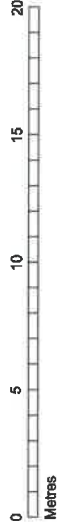


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Rev A - 17 Mar 2020

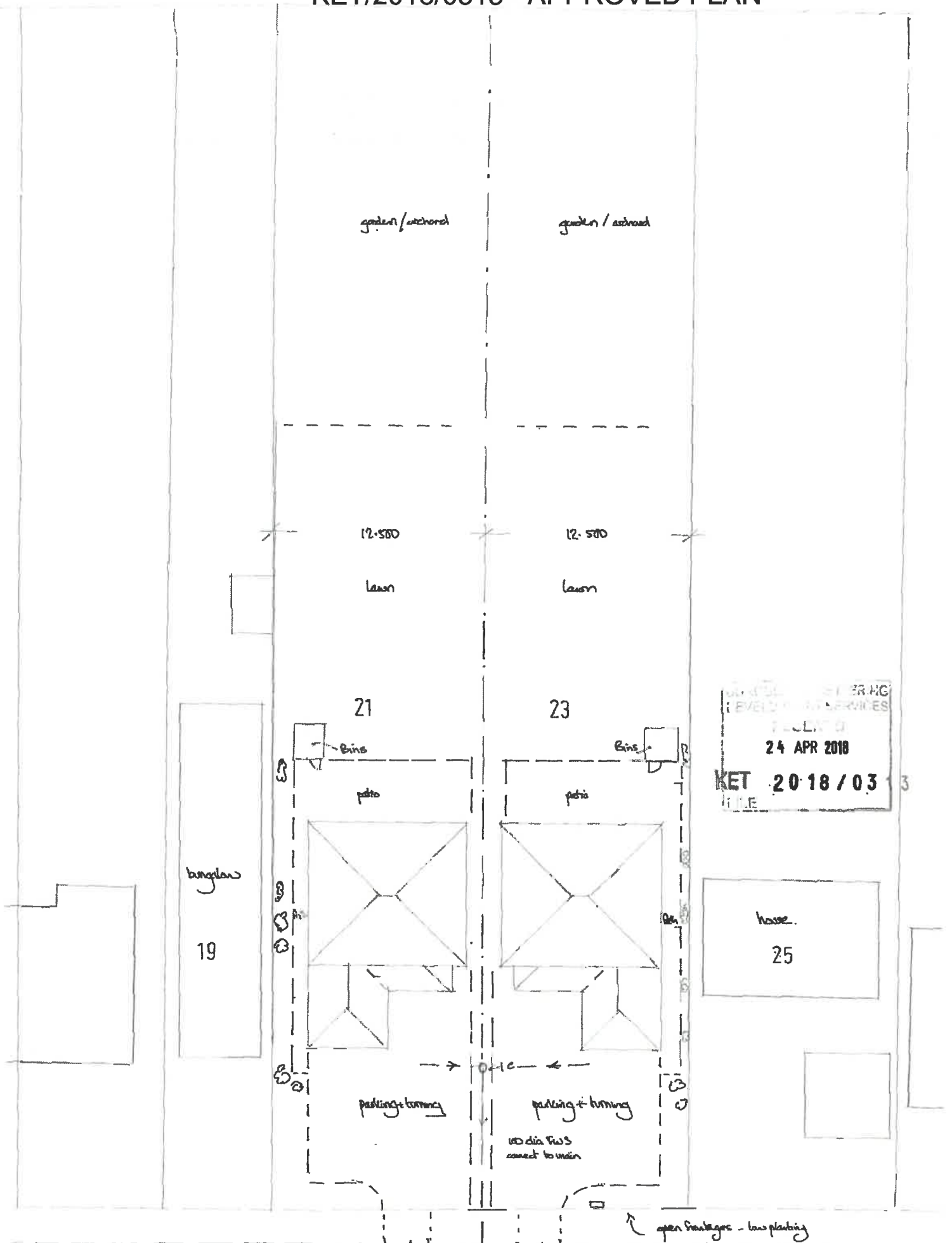
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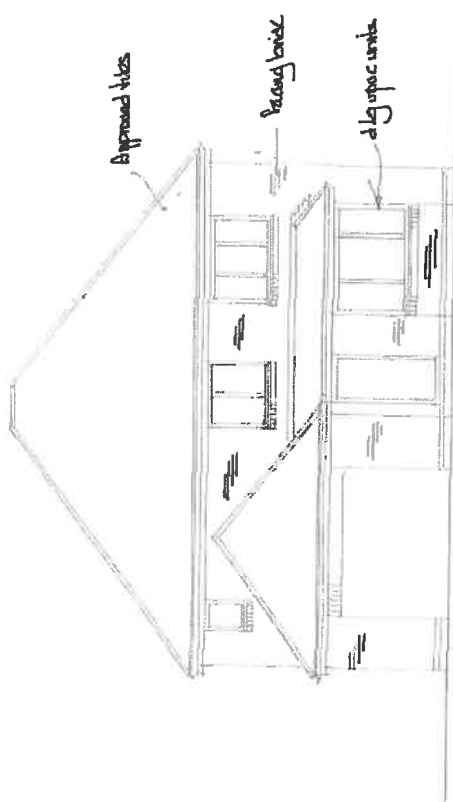
Church View Road, Desborough, NN14 2PS - Proposed New Houses
Proposed Street Elevation

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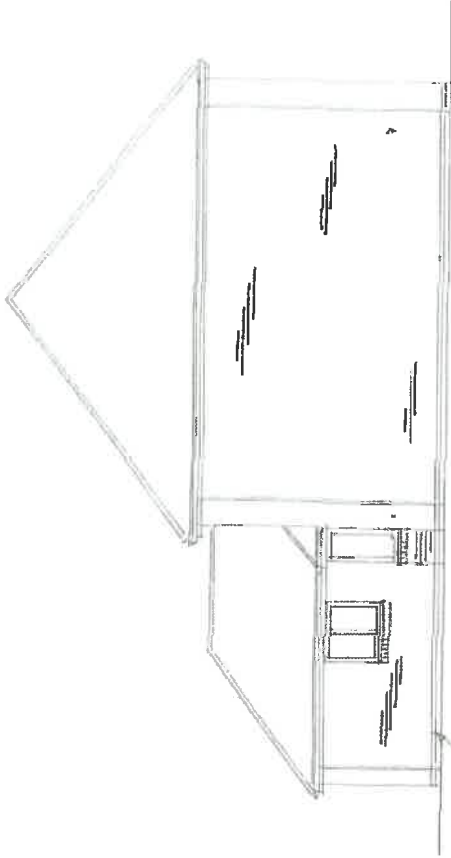


KET/2018/0313 - APPROVED PLAN

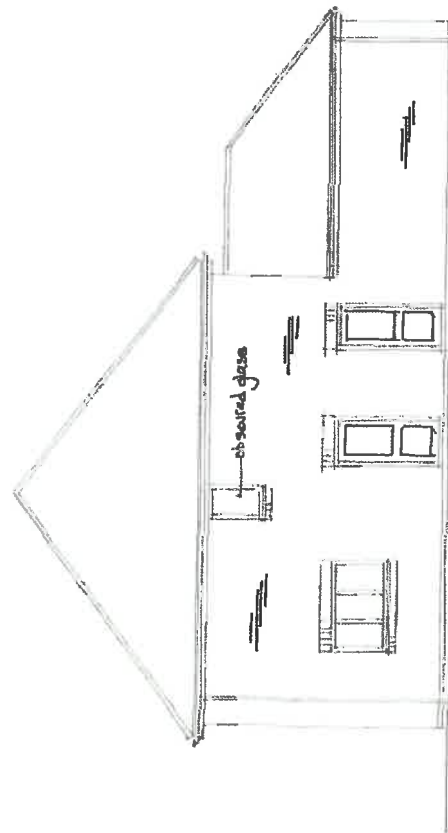




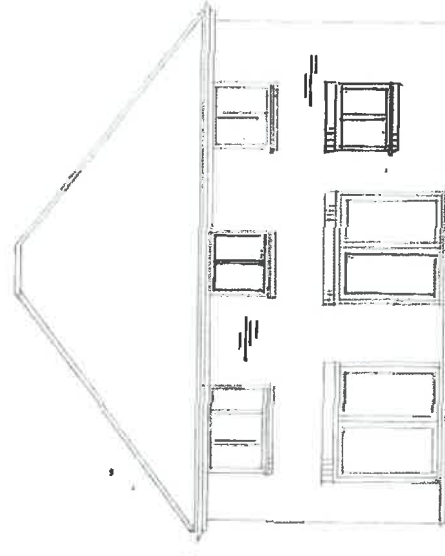
FRONT



SIDE



SIDE



REAR

KET/2018/0313 APPROVED PLAN

24 APR 2018
 KET 2018 / 0313
 FILE

BOROUGH OF KETTERING

Committee	Full Planning Committee - 15/07/2020	Item No: 5.3
Report Originator	Sean Bennett Senior Development Officer	Application No: KET/2020/0107
Wards Affected	Queen Eleanor and Buccleuch	
Location	The Old Rectory, Cranford Road, Grafton Underwood	
Proposal	Full Application: Replace conservatory with orangery	
Applicant	Mr & Mrs Chan	

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 detailed below.

REASON: In the interest of securing an appropriate form of development in accordance with policy 2 and 8 of the North Northamptonshire Joint Core Strategy

3. No work shall be carried out above slab level until full architectural details of the retained north elevation wall and the timber finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and shall remain in that form thereafter.

REASON: In the interests of the significance of the Listed Building in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

4. All works of repair, restoration and replacement (including re-pointing to the retained walls) shall exactly match the features on the original building.

REASON: To protect the architectural and historic interest of the building in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy

Officers Report for KET/2020/0107

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

3.0 Information

Relevant Planning History

KET/2020/0108 - Listed Building Consent Application - Replace conservatory with bespoke timber-framed orangery with double glazing and roof lantern – Pending and to be considered at the same time as this application

Site Visit

Officer's site inspection was carried out on 17/03/2020 and 19/05/2020

Site Description

The site consists of a Grade II Listed Building located within the village Conservation Area toward its western extent; the listings description follows:

Rectory, now house. Dated 1868 on rainwater heads. Coursed limestone rubble with ashlar dressings, roof of red and blue-scalloped tiles arranged in bands, crested ridge tiles and coped-gables. Stone ridge and end stacks. 2 storeys and attic. Garden front a balanced, but not symmetrical 4-bay elevation, including gables at either end. Left hand gable has canted bay window with traceried parapet to ground floor, a 3-light mullioned and transomed window to first floor and a 2-light window to the attic. Second bay has part-glazed (C20?) door with hood mould and a cross-window above, breaking the upper of 2 string courses which divide the ground and first floors. Third bay has a 3-light mullioned and transomed around floor window and a 3-light window above in gabled half-dormer with the central light stepped up (a detail reflecting the C17 Manor House, q.v.). Plate casements. Right-hand gable has slightly projecting stack with coat of arms, and to left of the single light windows to ground and first floor, that to ground floor with transom. Similar details to other elevations. Gabled porch to rear. Interior not inspected.

There is a modern single storey stone extension to the host building's eastern elevation under a glazed roof, which has modest attachment to the original building, believed to have been constructed in the late 1980's. The site is bound by open land to the north, west and along a portion of its southern boundary. The 'Coach House' property forms its eastern boundary together with the curtilage of the Grade I Listed Church of St. James with the boundary formed by a section of Grade II Listed Wall.

Proposed Development

The application seeks full planning permission for the removal of the single storey extension and its replacement (on the same footprint) with an 'Orangery' consisting of mostly timber glazed elevations on a low stone wall under a glazed metalised frame roof lantern. The full height stone wall to the northern elevation shall be retained and form part of the proposal.

Any Constraints Affecting the Site

Within a Conservation Area
Within the setting of Listed Buildings
Grade II Listed Building

4.0 Consultation and Customer Impact

Grafton Underwood Parish Council: No comments received at the time of writing this report

Historic England: Say that they ‘do not wish to offer any comments’.

Neighbours: One third party objection received from a nearby resident; copied below:

“One notes that the site of the proposed ‘orangery’ is next to a grade one listed building (St. James Church) whereas the present conservatory cannot be seen the proposed construction will impinge on the vista in a conservation area and is not in character with the village.”

5.0 Planning Policy

National Planning Policy Framework (NPPF):

- 2. Achieving sustainable development
- 12. Achieving well-designed places
- 16. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Joint Core Strategy (JCS):

- 1. Presumption in favour of sustainable development
- 2. Historic environment
- 8. Place shaping

Saved Policies in the Local Plan (LP) for Kettering Borough:

RA4. Rural Area: Restraint and Scattered Villages

6.0 Financial/Resource Implications

None

7.0 Climate Change Implications

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development. National planning policy and guidance is clear that effective spatial planning is an important part of a successful response to

climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

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

8.0 Planning Considerations

The key issues for consideration in this application are: -

1. The principle of the development
2. Impact on character and appearance
3. Impact on residential amenity

1. The principle of the development

The site is located within the Restraint and Scattered Village boundary defined by saved policy RA4 of the Local Plan. As such and as the proposal relates to the domestic use of the existing dwelling and on the footprint as the existing extension the development is acceptable in principle.

2. Impact on character and appearance

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.

As the site is within a Conservation Area it falls to be considered under Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 which sets out the duty of Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area, including its setting.

Further, as the proposal involves works that affect the significance of the host Grade II Listed Building and is within the notional setting of the nearby Grade I Listed Church of St. James and it's associated Grade II Listed Wall the proposal is considered under Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 which sets out the duty of Local Planning Authorities (when considering whether to grant planning permission for development which affects a listed building or its setting) to have special regard to the desirability of preserving

the building or its setting or any features of special architectural or historic interest which it possesses.

The application was accompanied by a suitable Heritage Statement; in line with NPPF guidance. The significance of 'The Old Rectory' is derived from its attractive architectural features and materials set on generous and well-presented grounds. The building provides a pleasing historic feature to this edge of the village, within the Conservation Area and within views experienced in the context of the adjacent Church.

The existing extension, whilst discreetly located, is a poor addition to the building, consisting of a building with modern characteristics and is not considered to contribute to the significance of the host building and thereby exerts a degree of harm. Its removal therefore is not considered to have a harmful impact and gives the opportunity to provide betterment.

The proposal comprises a polite, low-scale and sympathetically designed addition to part of the building that has undergone change over the years. The attachment to the original dwelling is modest and the same as the existing interference. Use of the lower portion of the existing extension's stone wall shall be used in the development together with use of the existing foundations. This will reduce the amount of disturbance required to the fabric of the existing building. The proposal will also utilise the existing full single storey height stone wall and its opening to the northern front facing elevation, which is important as it appears to be part of an original wall that probably served an original outbuilding.

Conditions shall be imposed to ensure that any re-pointing or new stonework matches the original building together with precise details of how the retained north elevation wall will be integrated into the proposal. The precise finish of the external timber work shall also be required by condition.

As such the proposal preserves and takes the opportunity to enhance the significance of the host Listed Building. The proposal also respects the significance of glimpse views where the proposal would be experienced from within the Conservation Area or where it is inter-visible within the setting of the nearby Listed Church and Wall.

Consequently, the proposal is consistent with Policy 2 and 8 of the JCS, Chapter 16 of the NPPF and Section 66 and 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 and therefore is acceptable in this regard.

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 orientation, proximity and relationship of the proposal to surrounding dwellings together with its low profile and the position of a screen wall on the boundary with 'The Coach House' to the east, the development would not have an adverse impact to neighbours amenity and therefore is considered to be acceptable in this regard.

Conclusion

Considering the above the proposal is consistent with the Development Plan and NPPF Guidance and Section 66 and 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990. As such and with no other material considerations that would justify coming to a different conclusion the application is approved subject to imposition of the conditions laid-out.

Background Papers

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Date:

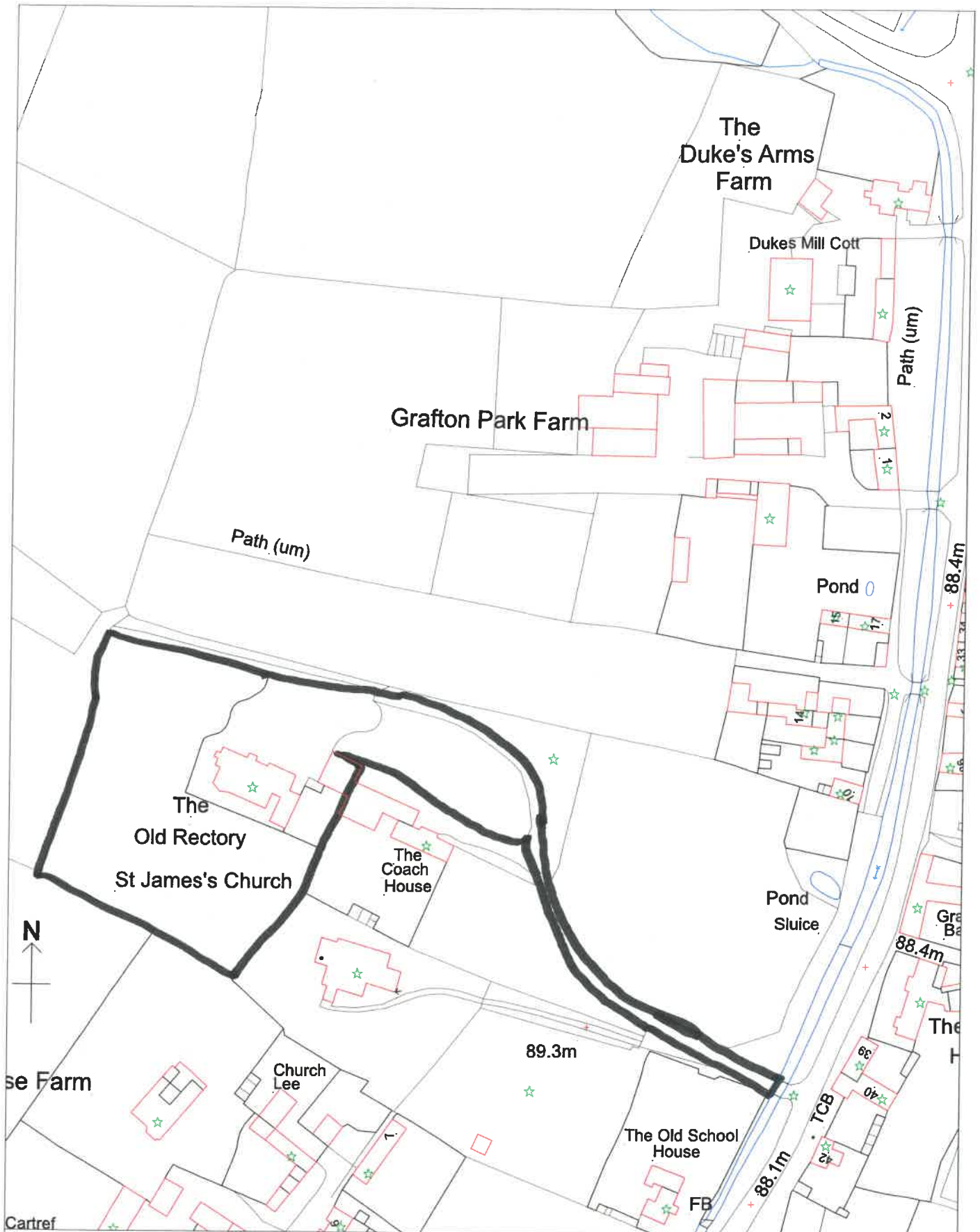
Contact Officer:

Sean Bennett, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:



Title: Title:

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LINCOLNSHIRE, NG31 9JF
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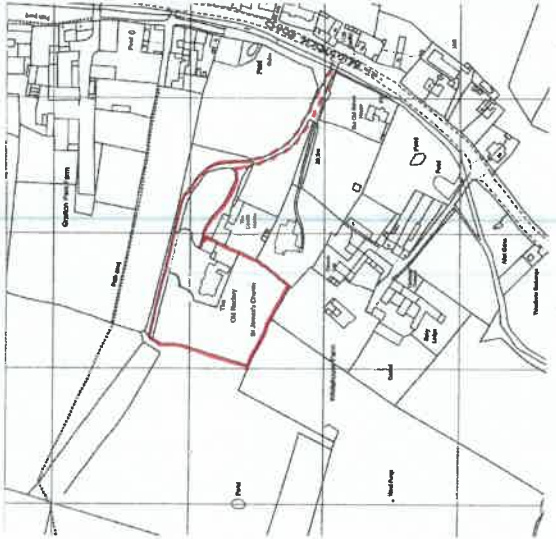
Rev	Date	Detail

CLIENTS:
MR AND MRS E CHAN
THE OLD RECTORY
GRAFTON UNDERWOOD
KETERING
NORTHAMPTONSHIRE
NN14 3AA

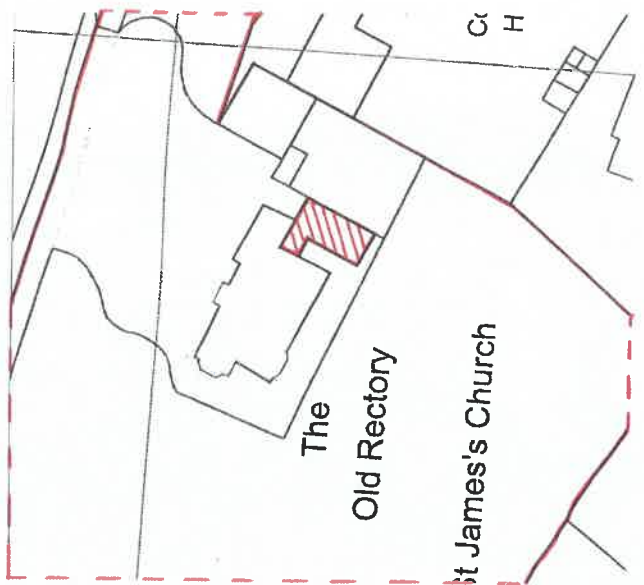
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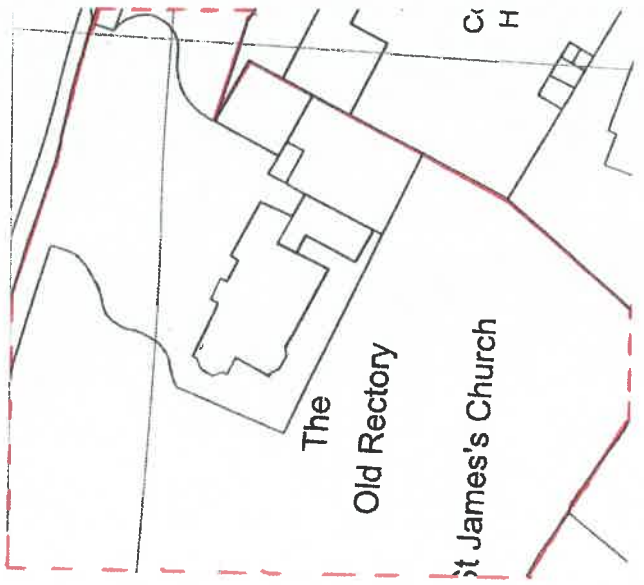
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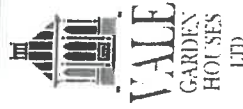
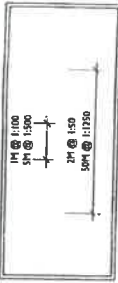


BLOCK PLAN - 1:500 PROPOSED



BLOCK PLAN - 1:500 EXISTING





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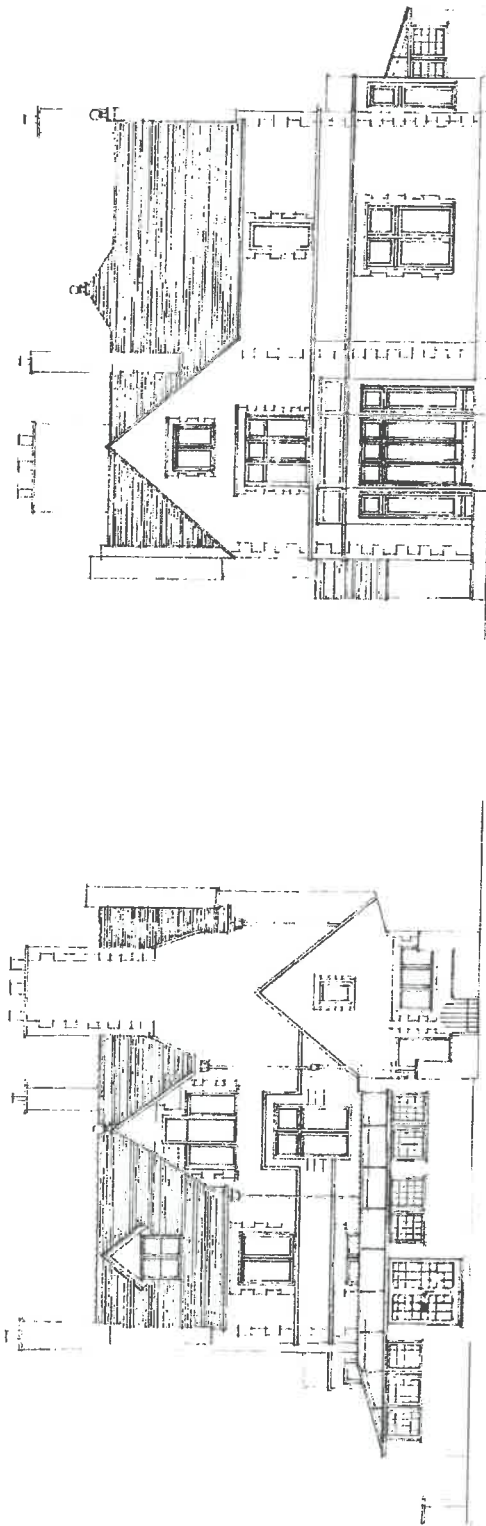
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Client: Mr & Mrs. E. Chan 40729

Address: The Old Rectory, Cranford Underwood, Le-Manning, Northamptonshire, NN19 5AA

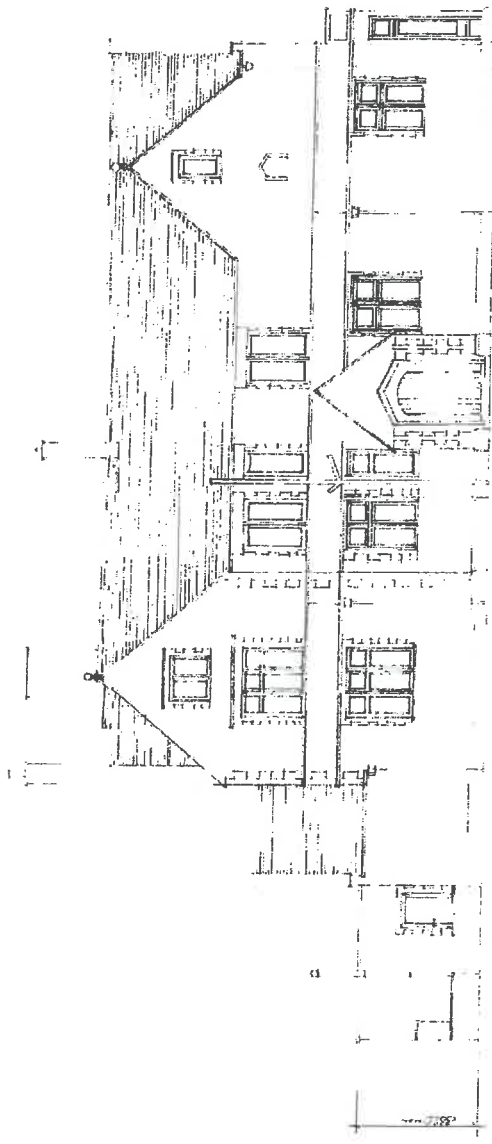
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 Drawn By: Andy
 Checked By: GJB

Drawing: Existing elevations
 Drawing No: A/C 12555-9 P1



EAST ELEVATION

WEST ELEVATION



NORTH ELEVATION



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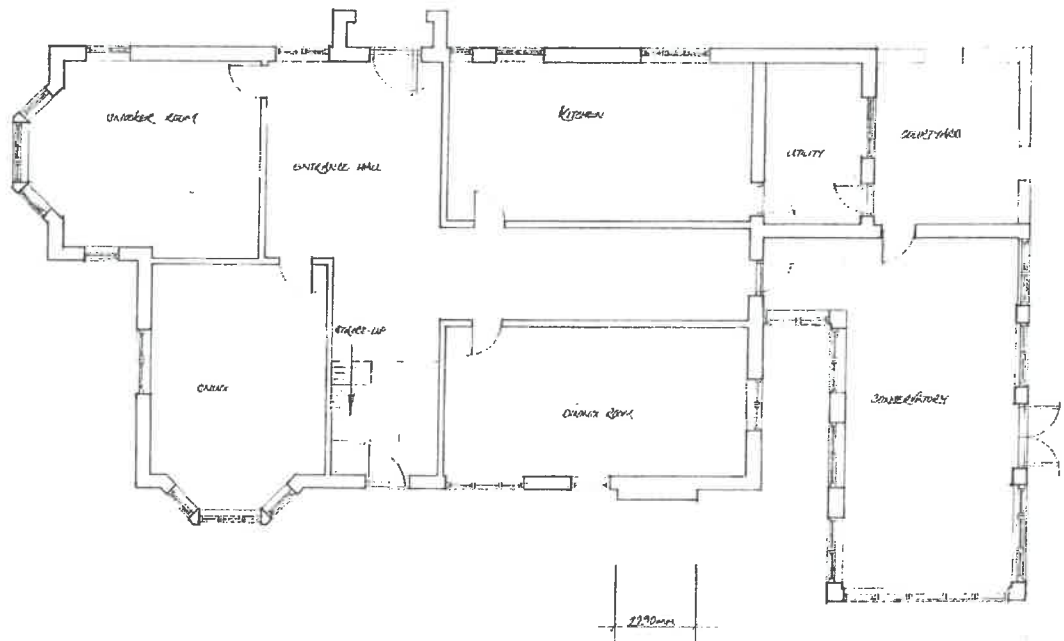
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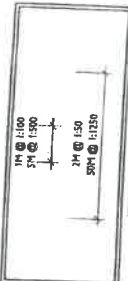
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EXISTING ELEVATION



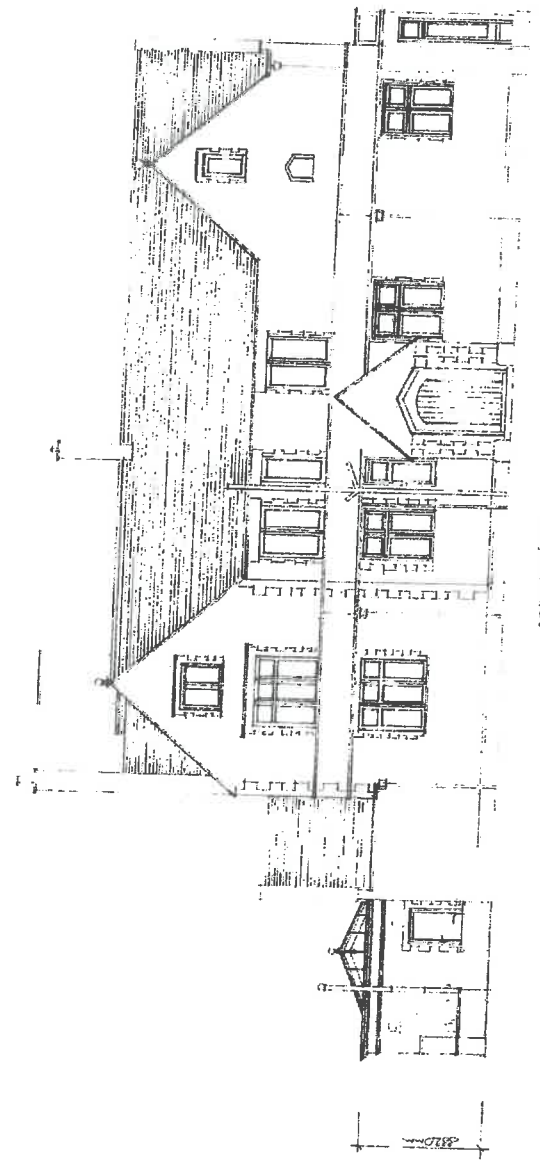
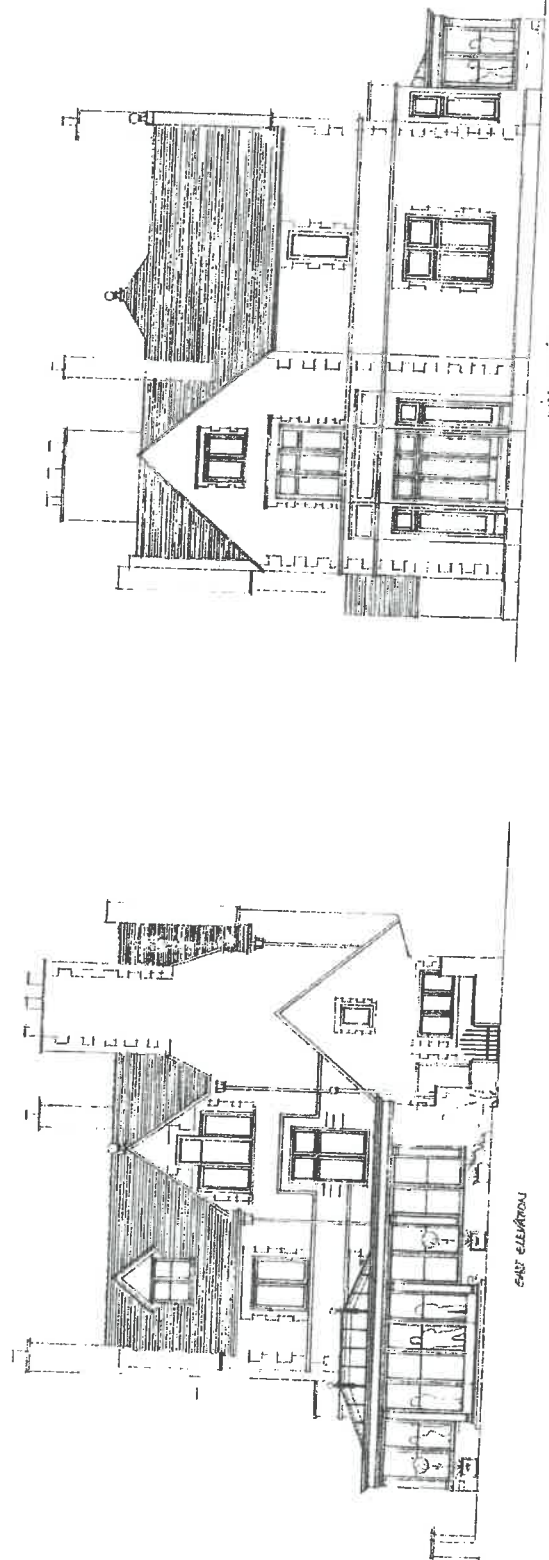
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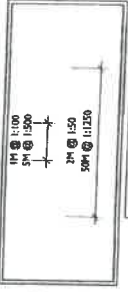


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Drawn By:	Andy	Checked By: EJB
Drawing:	Proposed elevations	
Drawing No.	ALG 12553-1 P3	





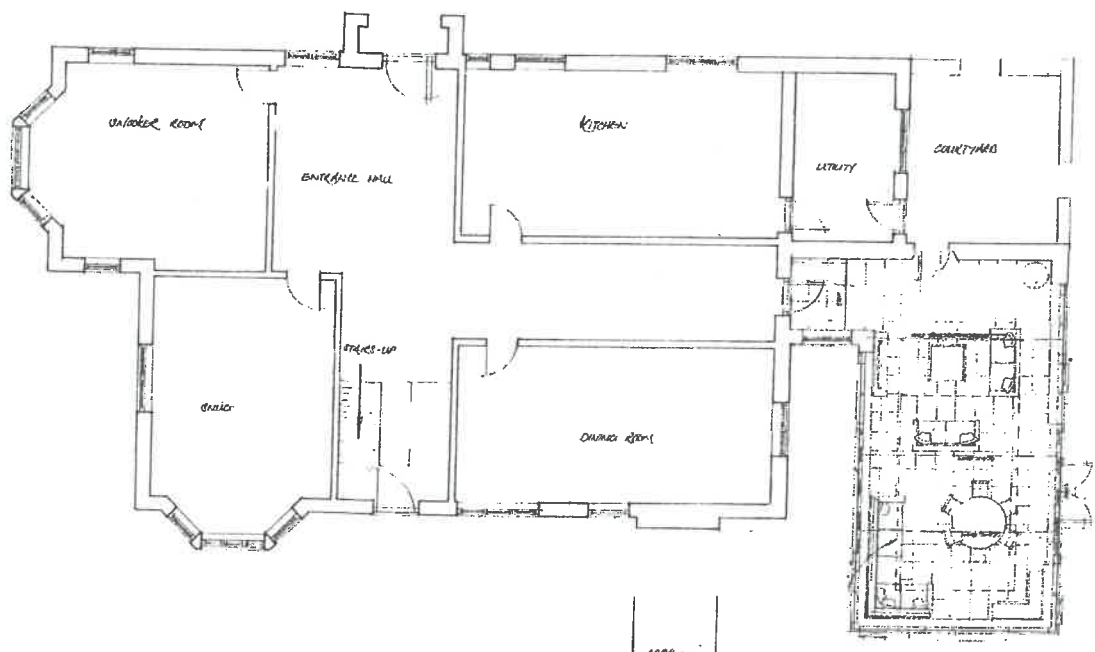
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Client	40924	
	Mr & Mrs. E. Chan	
Address	The Old Rectory Grafton Underwood Kettering Northamptonshire NN14 5AA	
Scale	Date	
A2 @ 1:50	31-01-2020	
Drawn By	Checked By	
Andy	EcjB	
Drawing	Proposed elevation & floorplan	
Drawings No.	AIG 12533-4 P4	



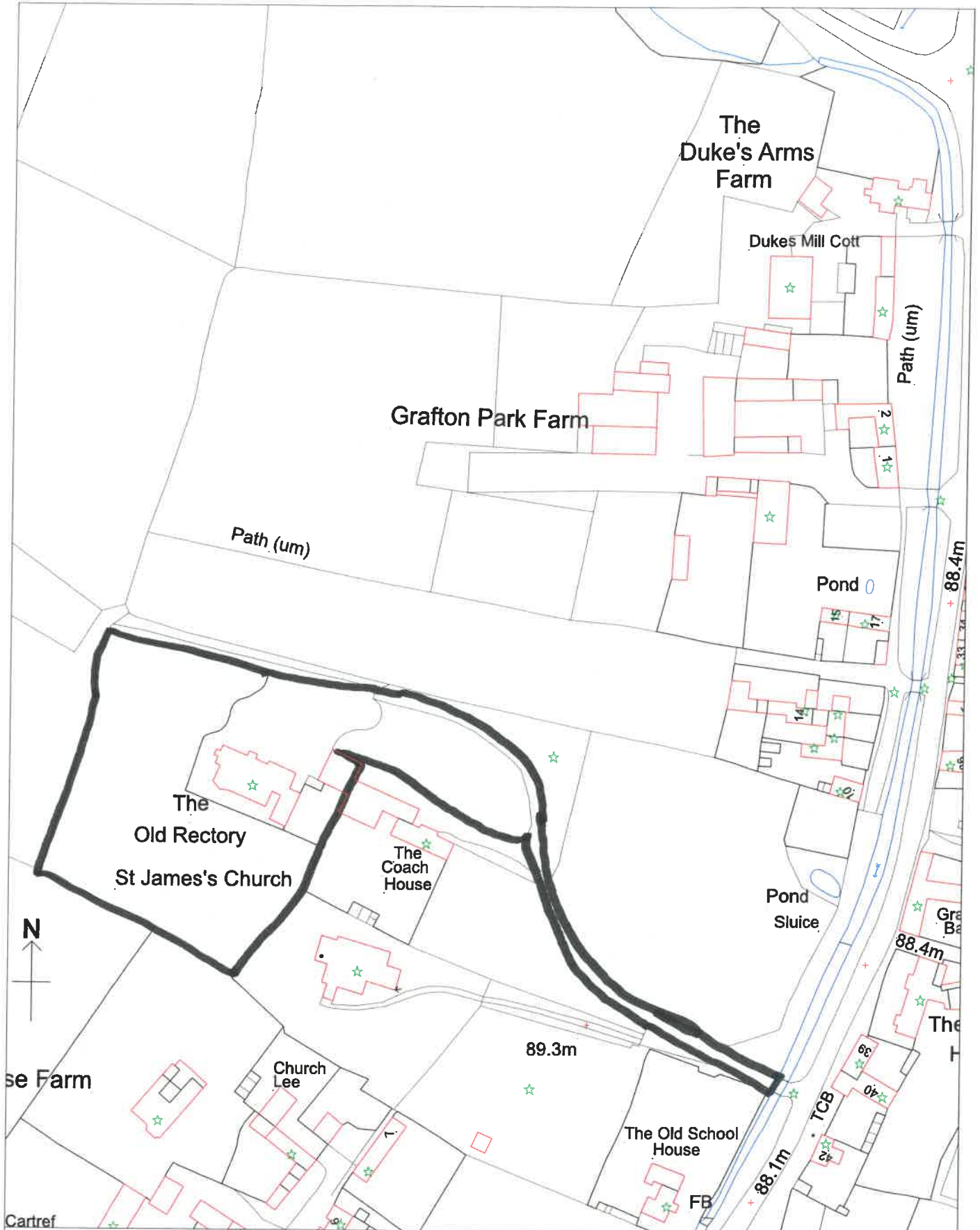
SOUTH ELEVATION



22,70sqm

GROUND LEVEL FLOORPLAN

Appendix A



Title: Title:

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Kettering
Borough Council

Date: 02:07:20

Scale: 1:1500

Drawn by: The Old Rectory, Grafton Underwood



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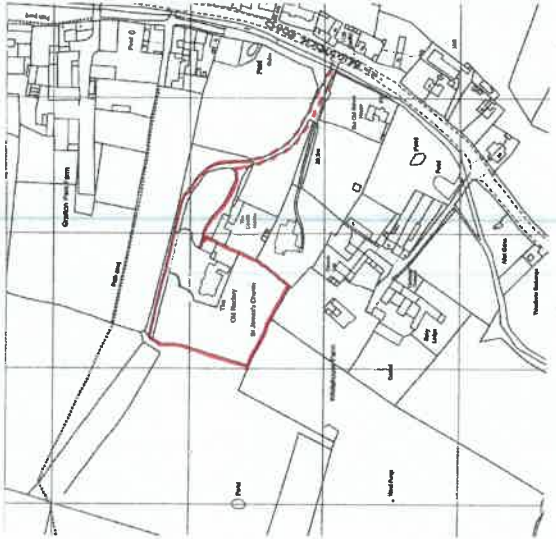
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MR AND MRS E CHAN
THE OLD RECTORY
GRAFTON UNDERWOOD
KETERING
NORTHAMPTONSHIRE
NN14 3AA

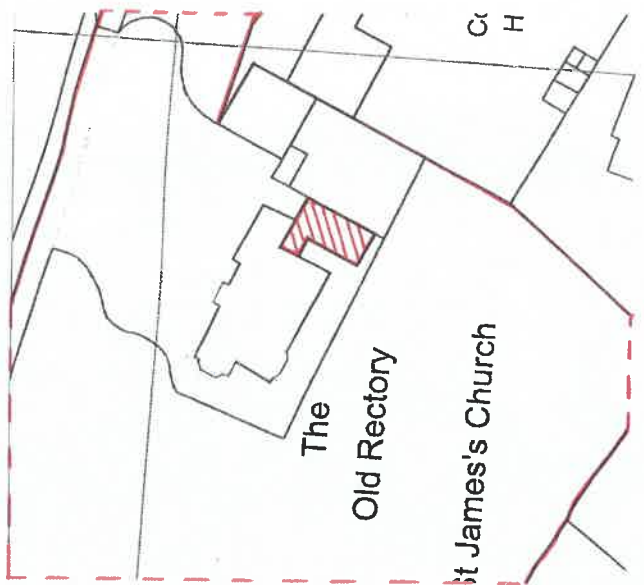
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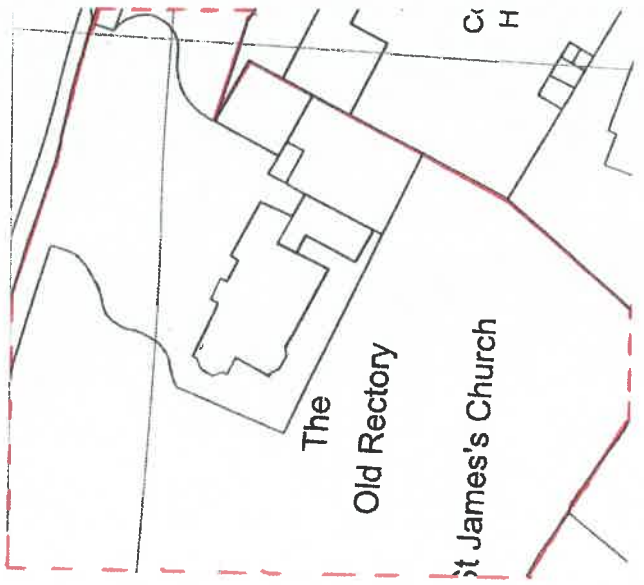
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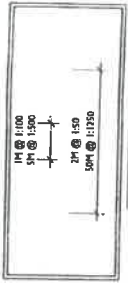


BLOCK PLAN - 1:500 PROPOSED



BLOCK PLAN - 1:500 EXISTING





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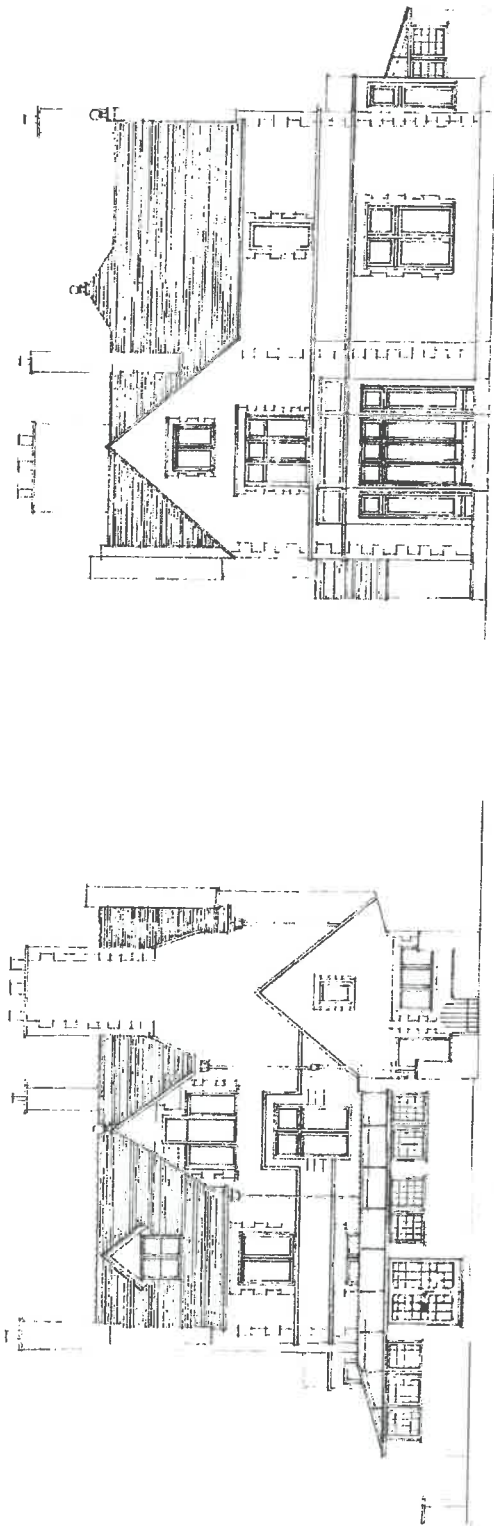
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 Address: 40729

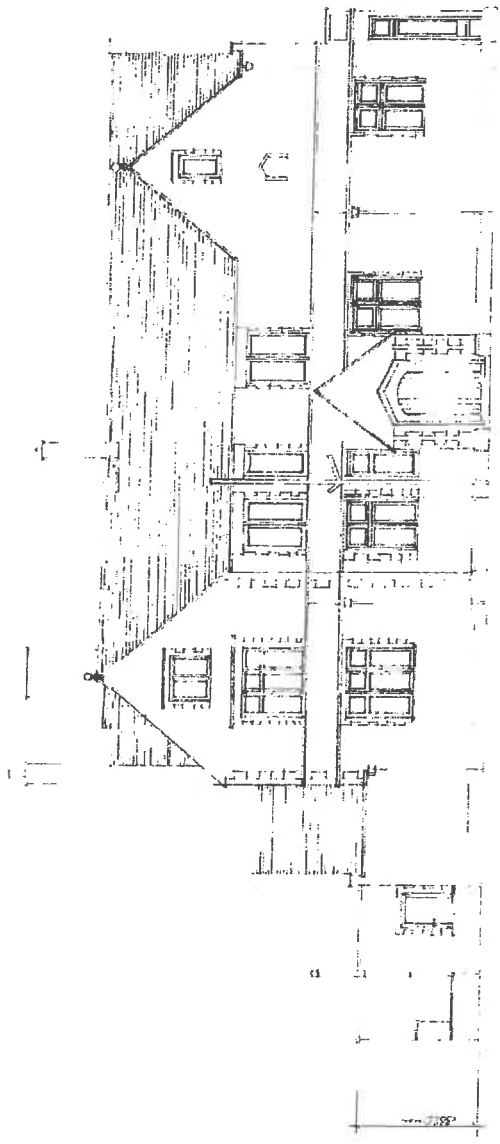
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 Cranston Underwood
 Le-Manning
 Northamptonshire
 NN19 5AA

Scale: A2 @ 1:50
 Date: 30-01-2020
 Drawn By: Andy
 Checked By: SJB
 Drawing: Existing elevations
 Drawing No: A/C 12555-9 P1



EAST ELEVATION

WEST ELEVATION



NORTH ELEVATION



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Ref:	40929	

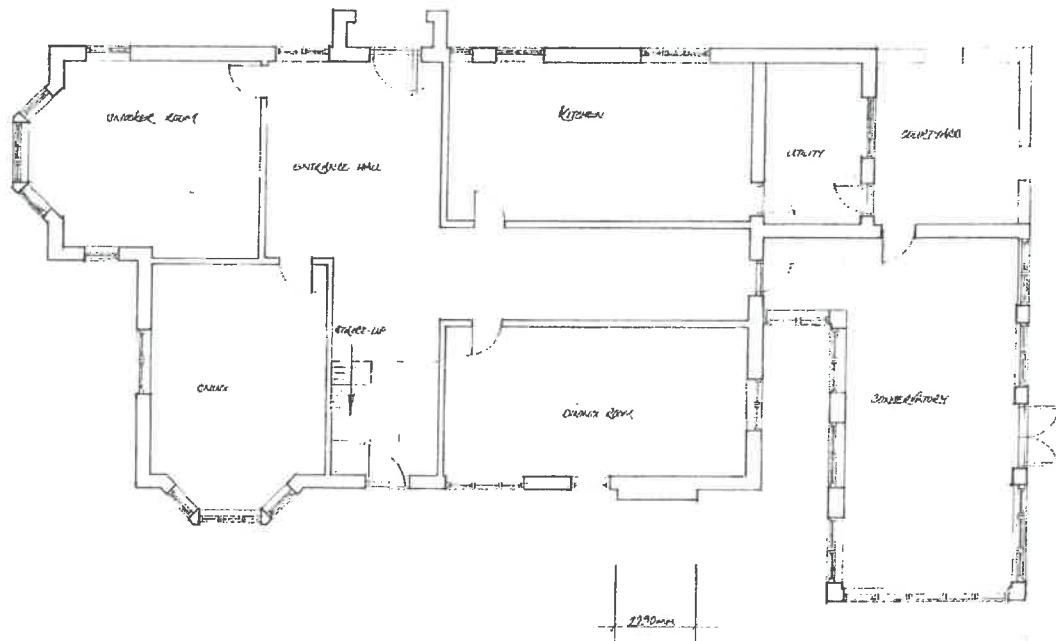
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AWJ	SBP
Drawn:	

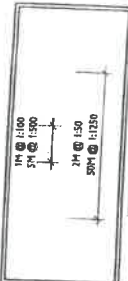
Existing elevation & floorplan
 Drawn: AS
 AIG 12595-4 P2



EXISTING ELEVATION



GROUND LEVEL FLOOR PLAN

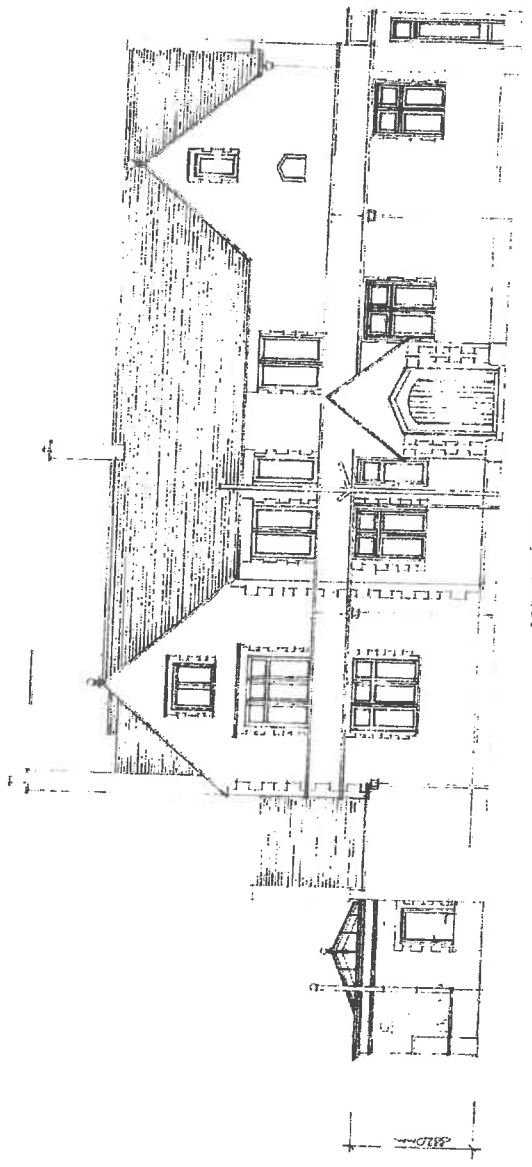
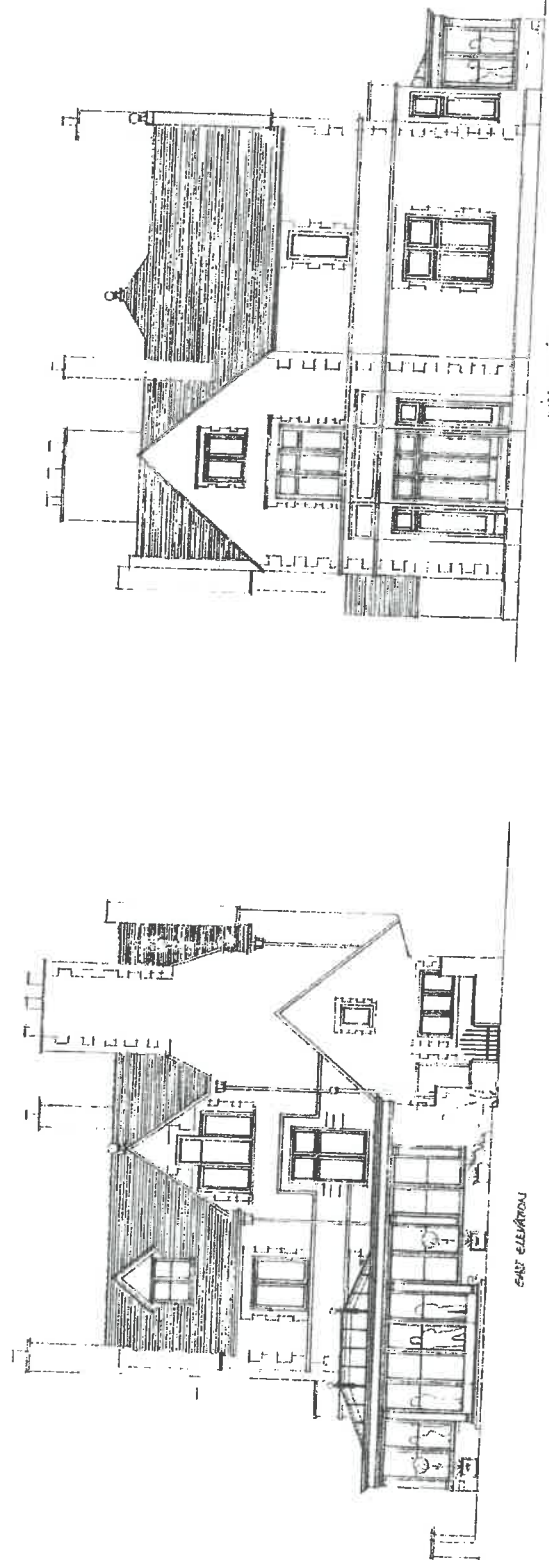


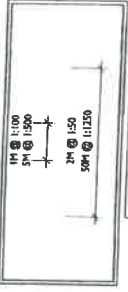
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Client	Mr & Mrs. E. Chan	40929
Address	The Old Rectory, Gracton Underwood Kettering Northamptonshire NN17 5AA	
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Drawing:	Proposed elevations	

Drawing No.
ALG 12553-1 P3





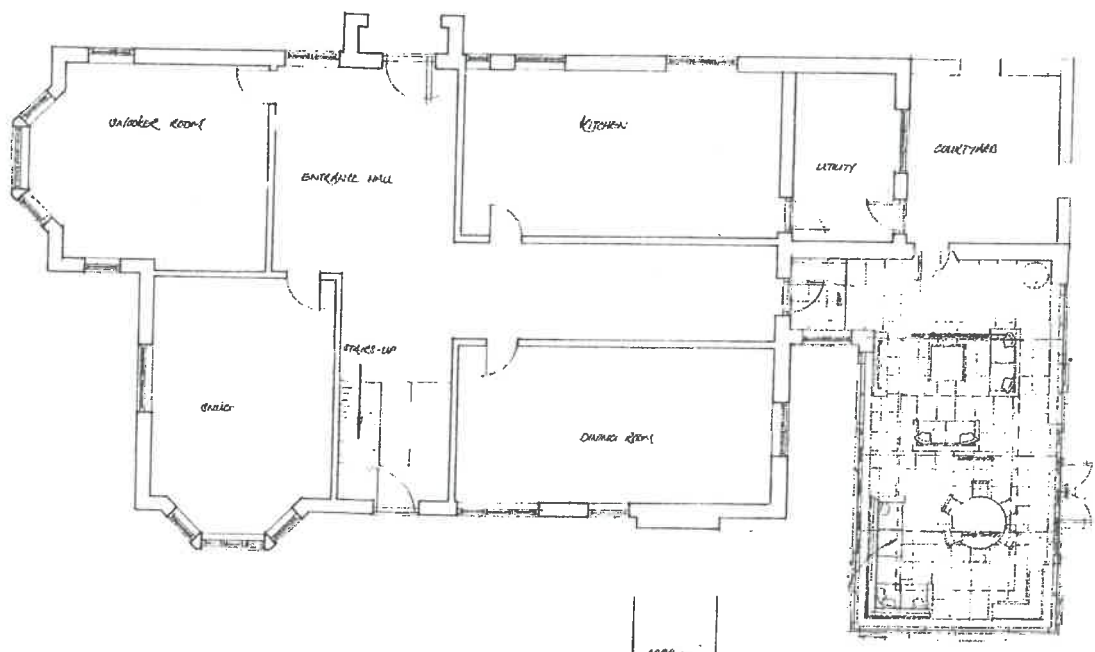
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Mr & Mrs. E. Chan		
Address: The Old Rectory Grafton Underwood Kettering Northamptonshire NN14 5AA		
Scale:	A2 @ 1:50	Date: 31-01-2020
Drawn By:	Andy	Checked By: EclB
Drawing: Proposed elevation & floorplan		
Drawings No: AIG 12533-4 P4		



SOUTH ELEVATION



22,700mm

GROUND LEVEL FLOORPLAN

BOROUGH OF KETTERING

Committee	Full Planning Committee - 15/07/2020	Item No: 5.4
Report Originator	Sean Bennett Senior Development Officer	Application No: KET/2020/0108
Wards Affected	Queen Eleanor and Buccleuch	
Location	The Old Rectory, Cranford Road, Grafton Underwood	
Proposal	Application for Listed Building Consent: Replace conservatory with bespoke timber-framed orangery with double glazing and roof lantern	
Applicant	Mr & Mrs Chan	

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 works to which this consent relate shall be begun before the expiration of 3 years from the date of this consent.

REASON: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and to prevent an accumulation of unimplemented consents.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and information detailed below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

3. All works of repair, restoration and replacement (including re-pointing to the retained walls) shall exactly match the features on the original building.

REASON: To protect the architectural and historic interest of the building in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy

Officers Report for KET/2020/0108

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

3.0 Information

Relevant Planning History

KET/2020/0107 – Full Application - Replace conservatory with orangery - Pending and to be considered at the same time as this application

Site Visit

Officer's site inspection was carried out on 17/03/2020 and 19/05/2020

Site Description

The site consists of a Grade II Listed Building; the listings description follows:

Rectory, now house. Dated 1868 on rainwater heads. Coursed limestone rubble with ashlar dressings, roof of red and blue-scalloped tiles arranged in bands, crested ridge tiles and coped-gables. Stone ridge and end stacks. 2 storeys and attic. Garden front a balanced, but not symmetrical 4-bay elevation, including gables at either end. Left hand gable has canted bay window with traceried parapet to ground floor, a 3-light mullioned and transomed window to first floor and a 2-light window to the attic. Second bay has part-glazed (C20?) door with hood mould and a cross-window above, breaking the upper of 2 string courses which divide the ground and first floors. Third bay has a 3-light mullioned and transomed around floor window and a 3-light window above in gabled half-dormer with the central light stepped up (a detail reflecting the C17 Manor House, q.v.). Plate casements. Right-hand gable has slightly projecting stack with coat of arms, and to left of the single light windows to ground and first floor, that to ground floor with transom. Similar details to other elevations. Gabled porch to rear. Interior not inspected.

There is a modern single storey stone extension to the host building's eastern elevation under a glazed roof, which has modest attachment to the original building, believed to have been constructed in the late 1980's. The site is bound by open land to the north, west and along a portion of its southern boundary. The 'Coach House' property forms its eastern boundary together with the curtilage of the Grade I Listed Church of St. James with the boundary formed by a section of Grade II Listed Wall.

Proposed Development

The application seeks full planning permission for the removal of the single storey extension and its replacement (on the same footprint) with an 'Orangery' consisting of mostly timber glazed elevations on a low stone wall under a glazed metalled frame roof lantern. The full height stone wall to the northern elevation shall be retained and form part of the proposal.

Any Constraints Affecting the Site

Grade II Listed Building

4.0 Consultation and Customer Impact

Grafton Underwood Parish Council: No comments received at the time of writing this report

Neighbours: One third party objection received from a nearby resident; copied below:

“One notes that the site of the proposed ‘orangery’ is next to a grade one listed building (St. James Church) whereas the present conservatory cannot be seen the proposed construction will impinge on the vista in a conservation area and is not in character with the village.”

5.0 Planning Policy

National Planning Policy Framework (NPPF):

2. Achieving sustainable development
16. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Joint Core Strategy (JCS):

1. Presumption in favour of sustainable development
2. Historic environment

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 issue for consideration in this application is the impact of the proposal on the significance of heritage assets. Policy 2 of the JCS consistent with chapter 16 of the NPPF seeks to sustain and enhance the significance of such assets.

As the proposal involves works that affect the significance of the host Grade II Listed Building the proposal is considered under Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 which sets out the duty of Local Planning Authorities (when considering whether to grant planning permission for development which affects a listed building or its setting) to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The application was accompanied by a suitable Heritage Statement; in line with NPPF guidance. The significance of 'The Old Rectory' is derived from its attractive architectural features and materials set on generous and well-presented grounds.

The existing extension, whilst discreetly located, is a poor addition to the building, consisting of a building with modern characteristics and is not considered to contribute to the significance of the host building and thereby exerts a degree of harm. Its removal therefore is not considered to have a harmful impact and gives the opportunity to provide betterment.

The proposal comprises a polite, lightweight and sympathetically designed addition to part of the building that has undergone change over the years. The attachment to the original dwelling is modest and the same as the existing interference. Use of the lower portion of the existing extension's stone wall shall be used in the development together with use of the existing foundations. This will reduce the amount of disturbance required to the fabric of the existing building. The proposal will also utilise the existing full single storey height stone wall and its opening to the northern front facing elevation, which is important as it appears to be part of an original wall that probably served an original outbuilding.

A condition shall be imposed to ensure that any re-pointing or new stonework matches the original building.

As such the proposal preserves and takes the opportunity to enhance the significance of the host Listed Building. Consequently, the proposal is consistent with Policy 2 and 8 of the JCS, Chapter 16 of the NPPF and Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 and therefore is acceptable in this regard.

Conclusion

Considering the above the proposal is consistent with the Development Plan and NPPF Guidance and Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990. As such and with no other material considerations that would justify coming to a different conclusion the application is approved subject to imposition of the conditions laid-out.

Background Papers

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Date:

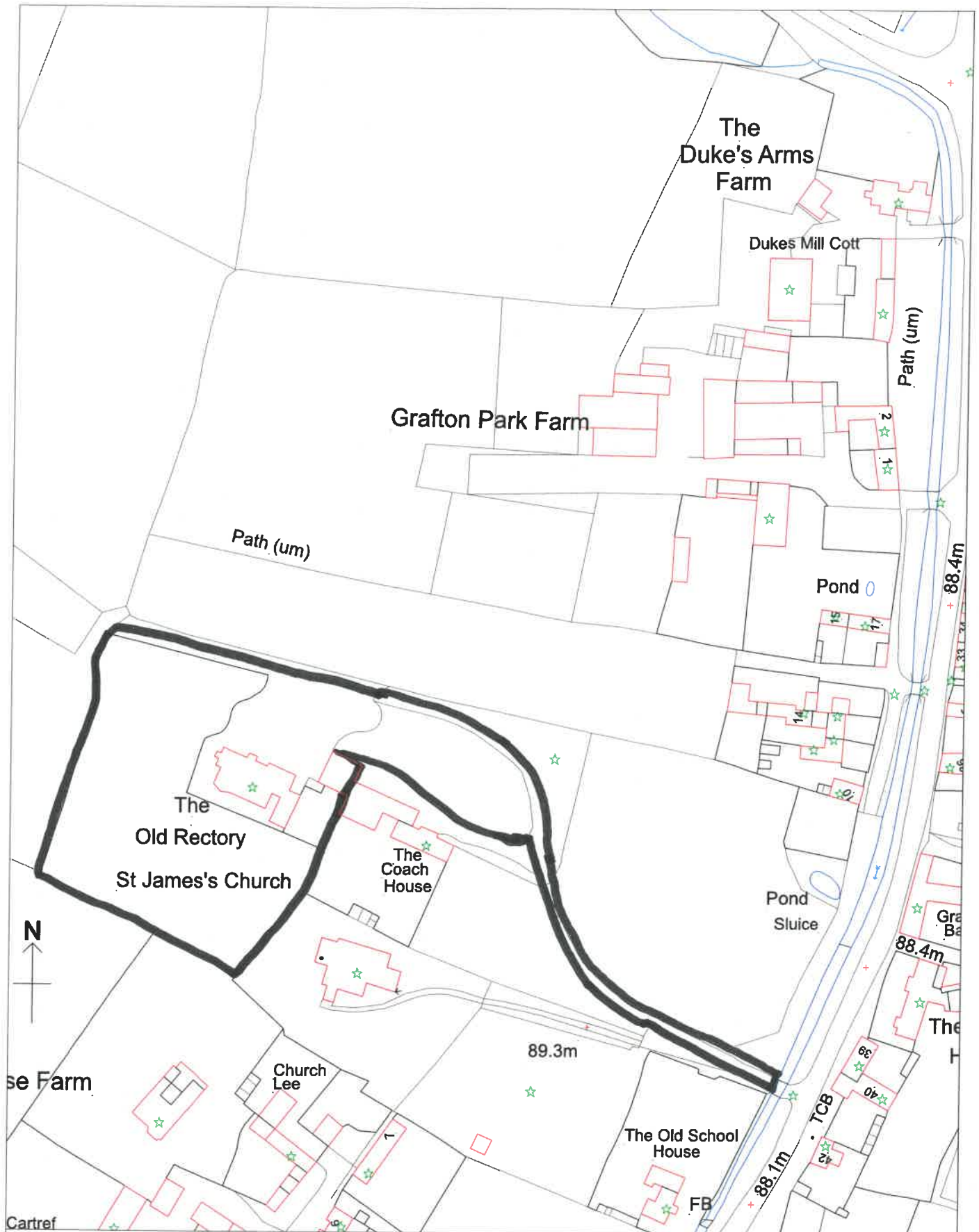
Contact Officer:

Sean Bennett, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:



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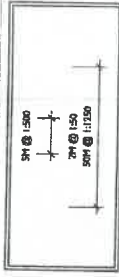
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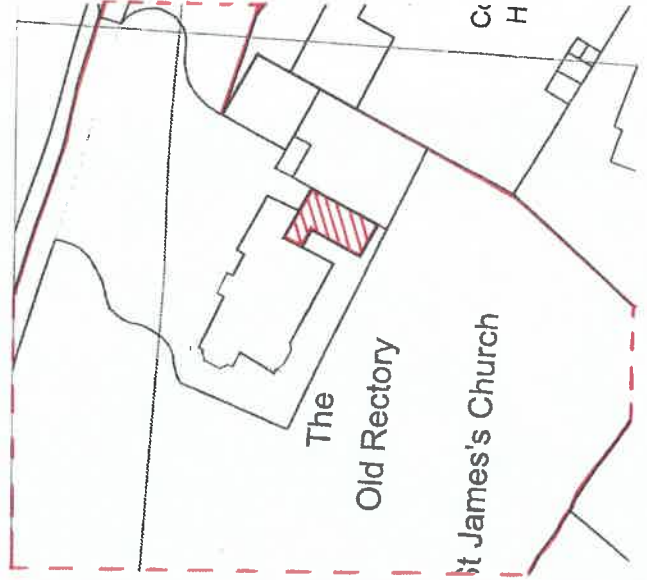
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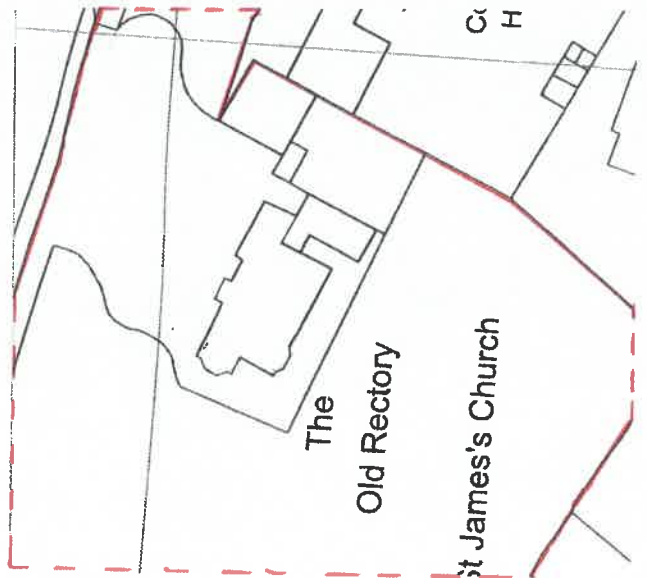
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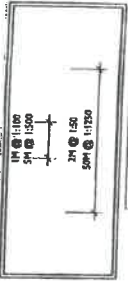


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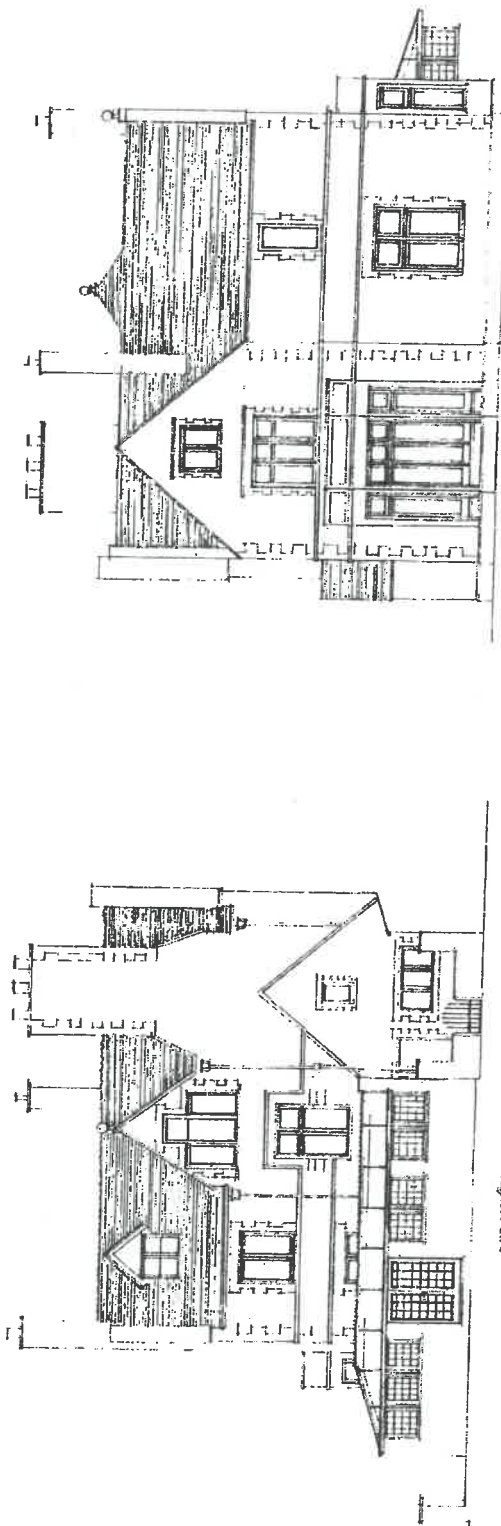




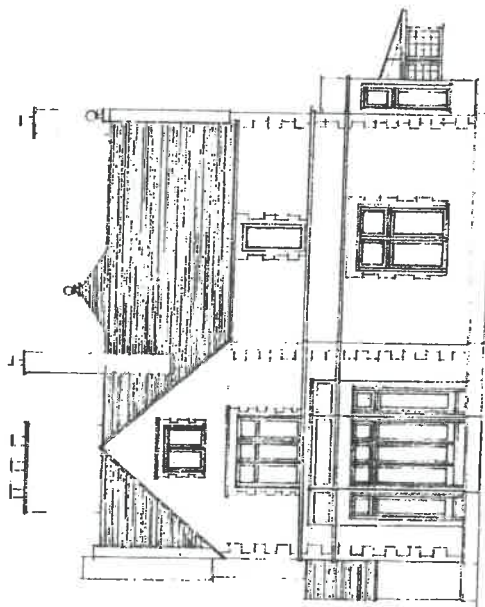
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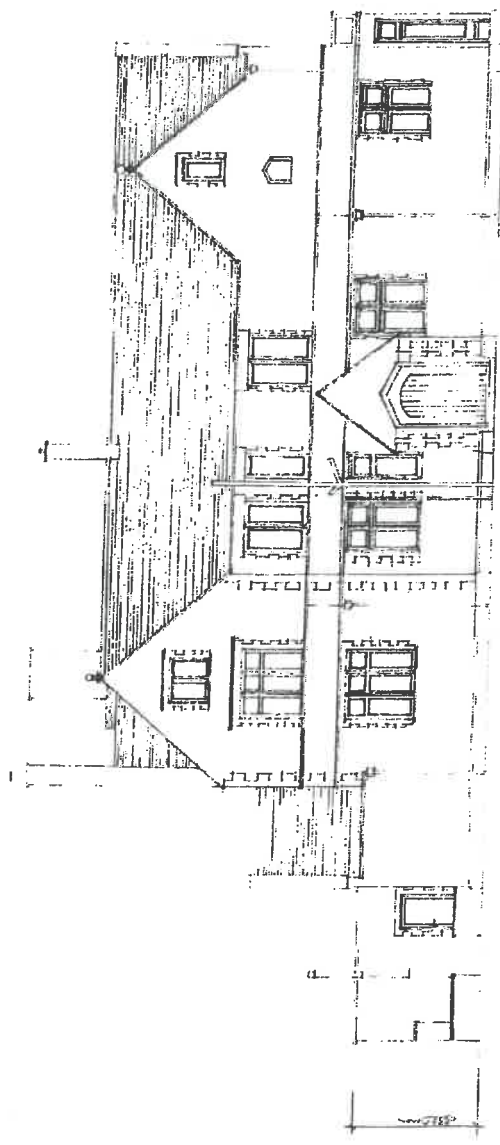
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Drawn By:	Andy	Checked By: SJB
Drawn:	Proposed elevations G. Smith	
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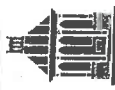
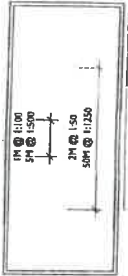
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



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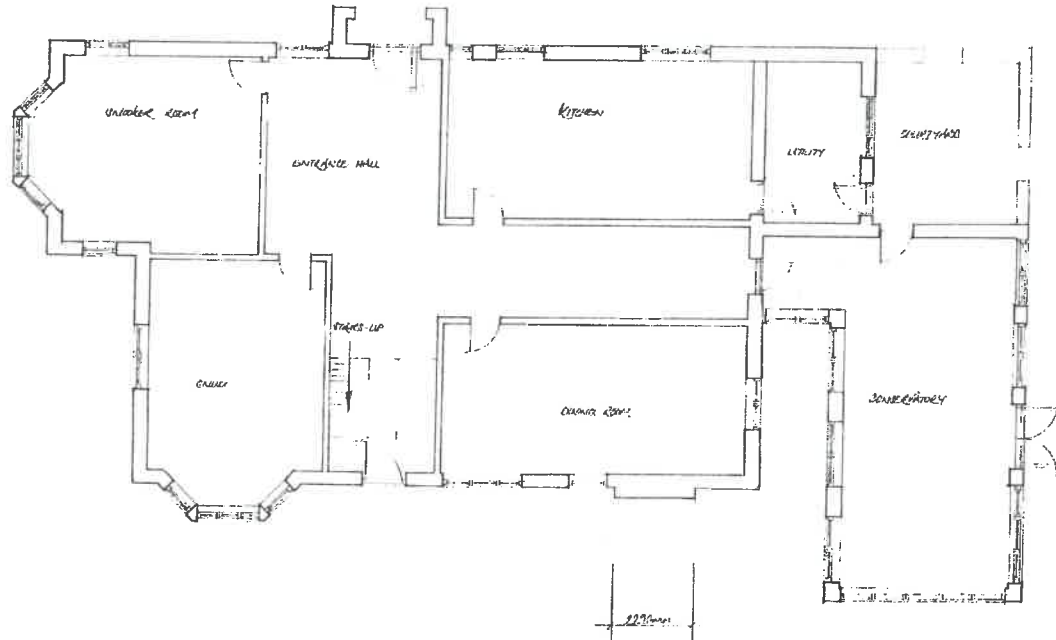
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 4/09/21

Subject:
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 Grathon Underground
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 NN14 3AA

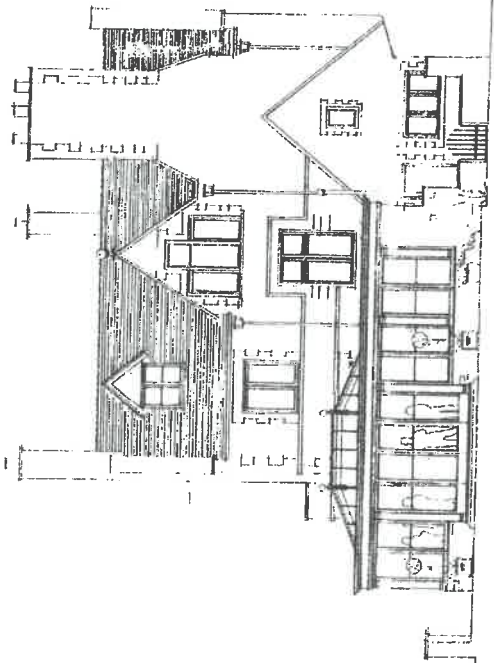
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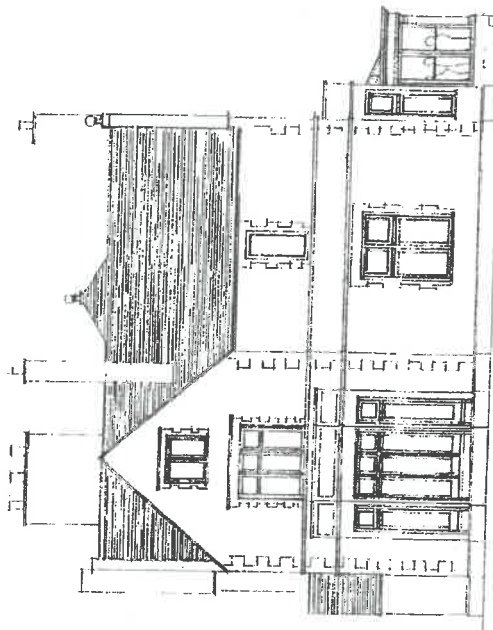
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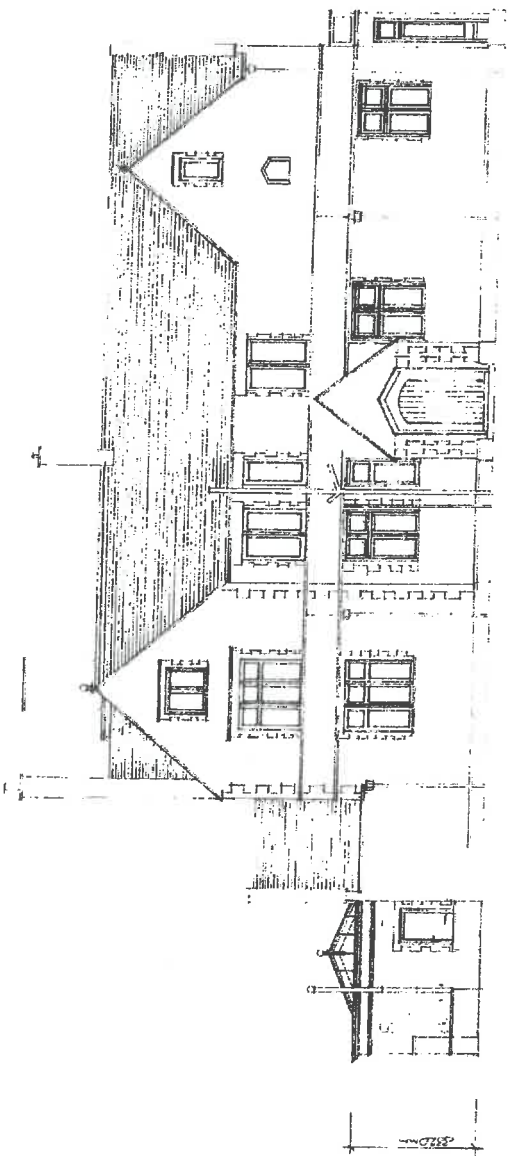
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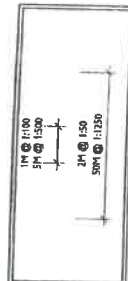
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WEST ELEVATION



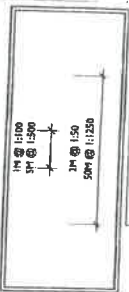
NORTH ELEVATION



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	Mr & Mrs. E. Chan	
Address	The Old Rectory Grafton Underwood K2-Mering Northamptonshire NN4 5AA	
Scale:	A2 @ 1:50	Date: 30-01-2020
Drawn By:	Andy	Checked By: SJB
Drawing:	Proposed elevations	
Drawing No.	A/C 12555-4 P3	



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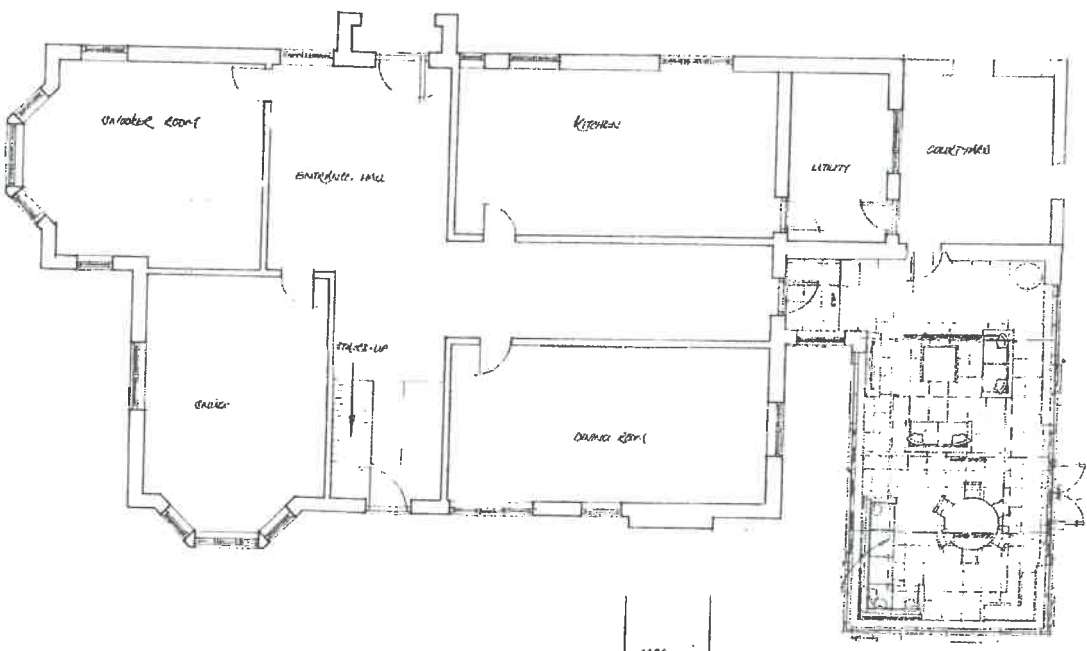
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 Northamptonshire
 NN14 3AA

Scale:	Date:
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Drawn By:	Checked By:
Amly	SJB

Drawing:
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 Drawing No:
 AIG 12553-4 P4



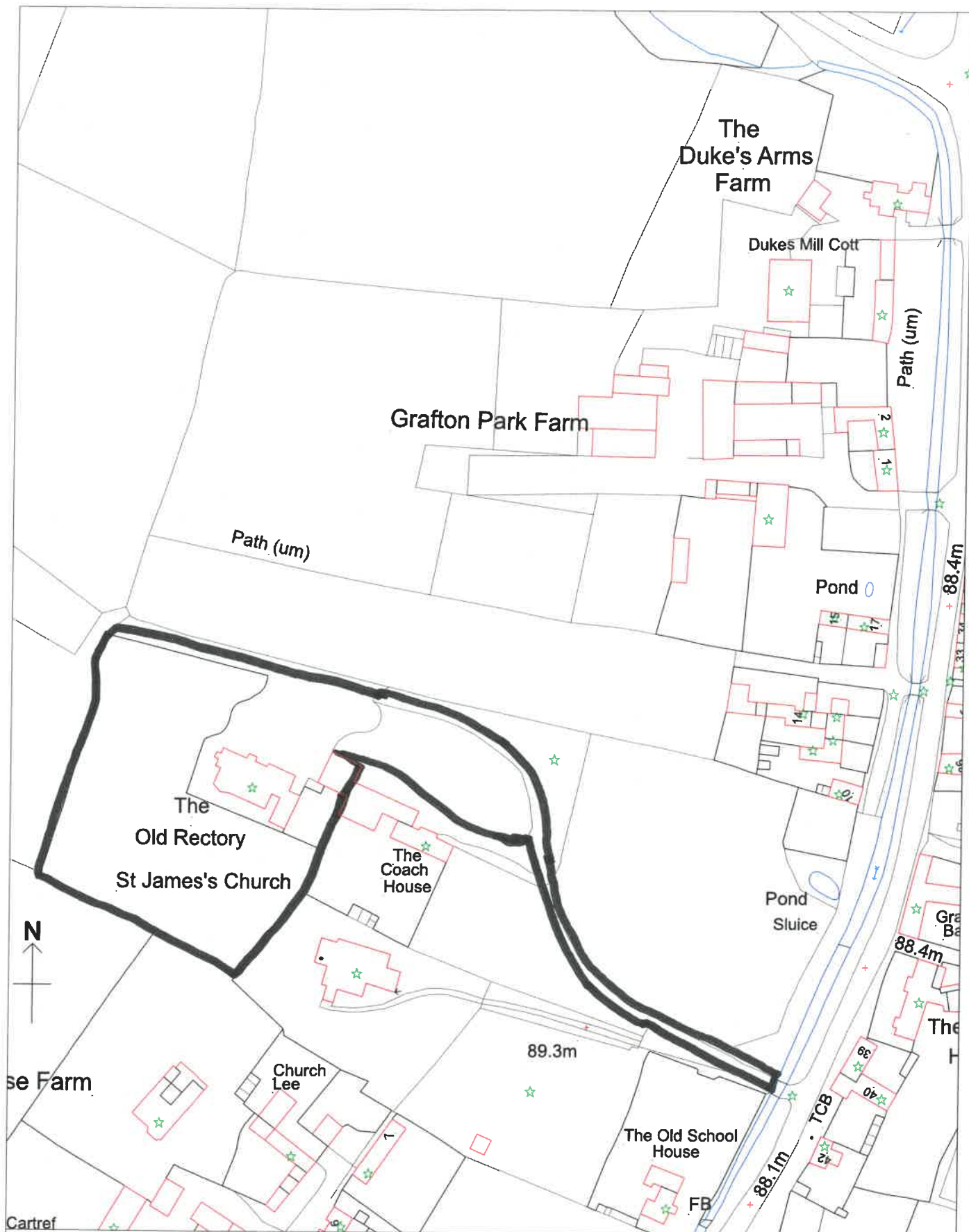
COURTYARD ELEVATION



GARDEN LOWER FLOOR PLAN

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Appendix A



Title: Title:

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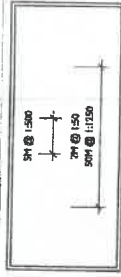
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Drawn by: The Old Rectory, Grafton Underwood

Kettering
Borough Council



LONDONTHORPE ROAD
GRANTHAM
LINCOLNSHIRE, NG31 9JF
TEL: 01509 364433 FAX: 01509 296655

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Rev	Date	Detail:

CLIENTS:
MR AND MRS E CHAN
THE OLD RECTORY
GRAFTON UNDERWOOD
KETTERING
NORTHAMPTONSHIRE
NN14 3AA

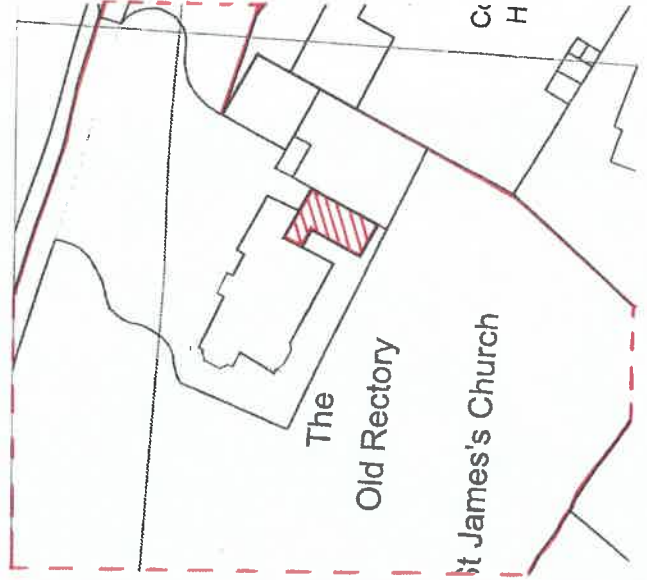
DATE: 07/03/2020
DRWG NO: AIQ-12533-4-P

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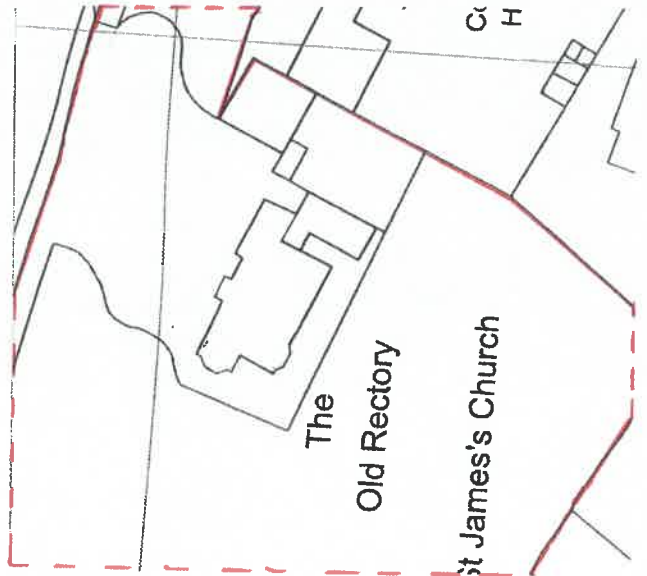
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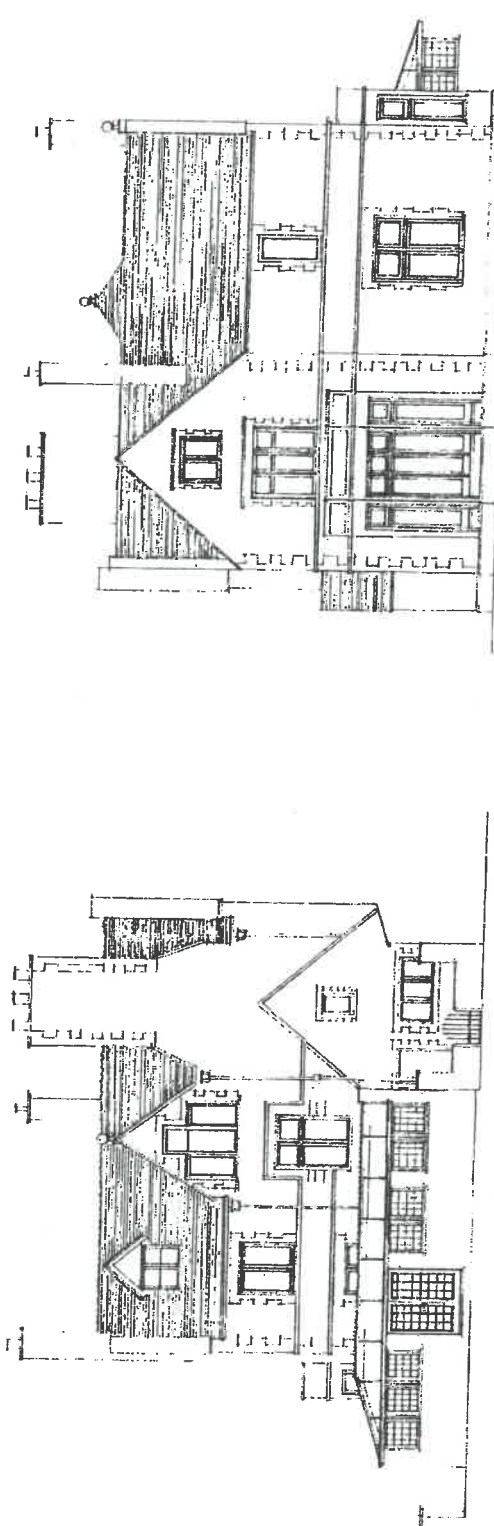


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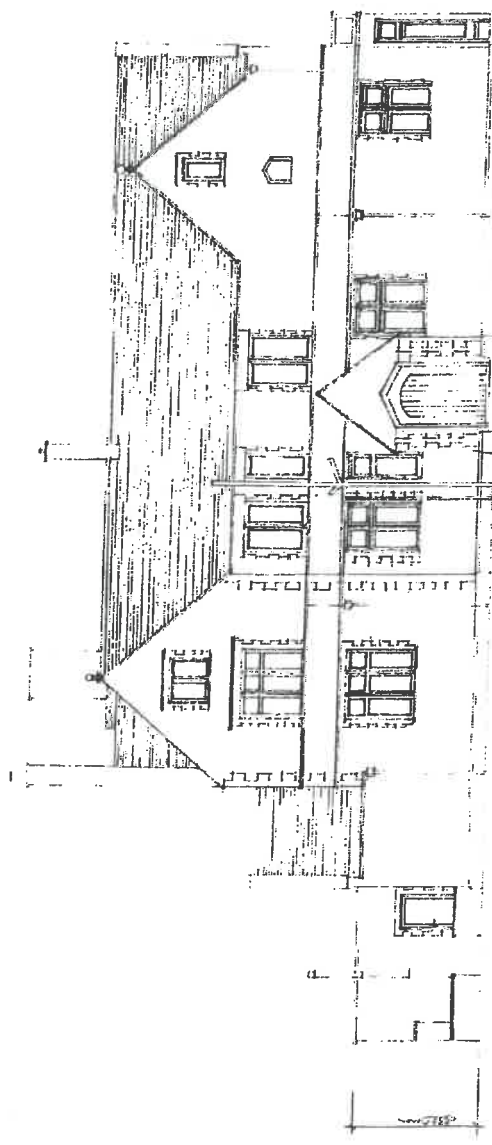
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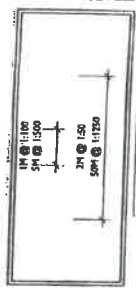


EAST ELEVATION

WEST ELEVATION



NORTH ELEVATION

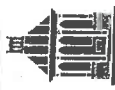
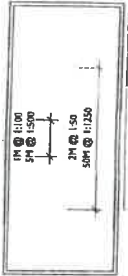


VALE GARDEN HOUSES LTD
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 TEL: 04576 51469 FAX: 01476 57833

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Client	49929	
Mr & Mrs. E. Clark		
Address		
The Old Rectory		
Gracton Underwood		
Kettering		
Northamptonshire		
NN4 5AA		
Scale	Date	
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Drawn By:	Checked By:	
AWJ	SAJB	
Drawn:		
Proposed Elevations		
Drawing No.		
AWJ 12555-1 P		



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 Ref: 409927

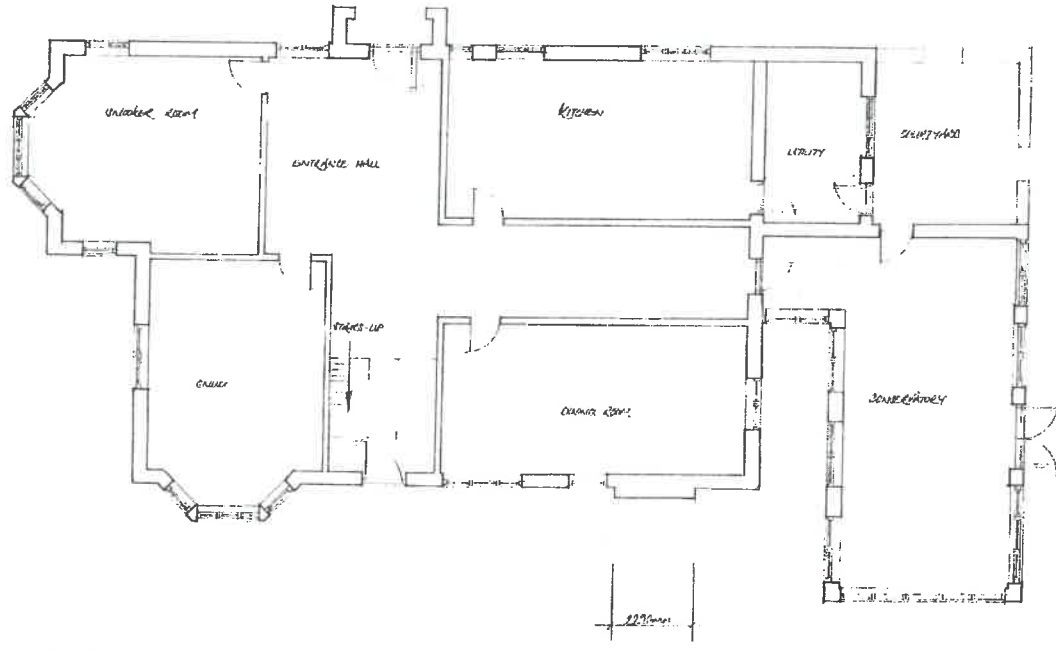
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 The Old Rectory
 Grathon Underground
 Kettering
 Northamptonshire
 NN14 3AA

Scale: Date:
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 Drawn By: Checked By:
 Andy SOB
 Drawing:
 Existing elevation & floorplan
 Drawn No:

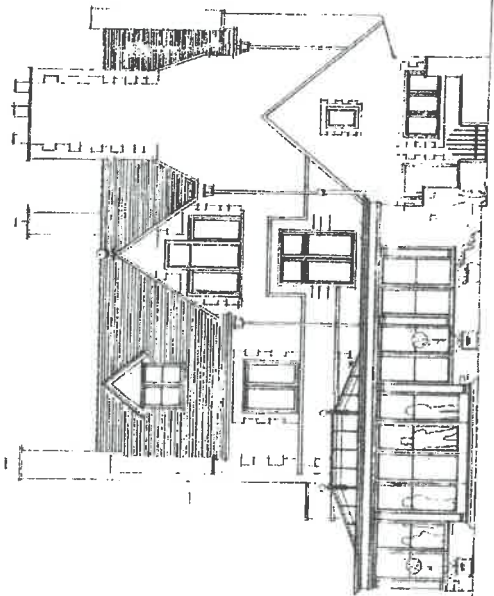
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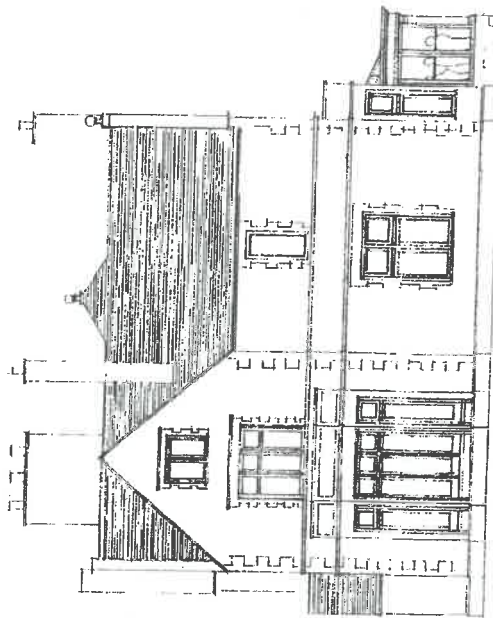
EXISTING ELEVATION



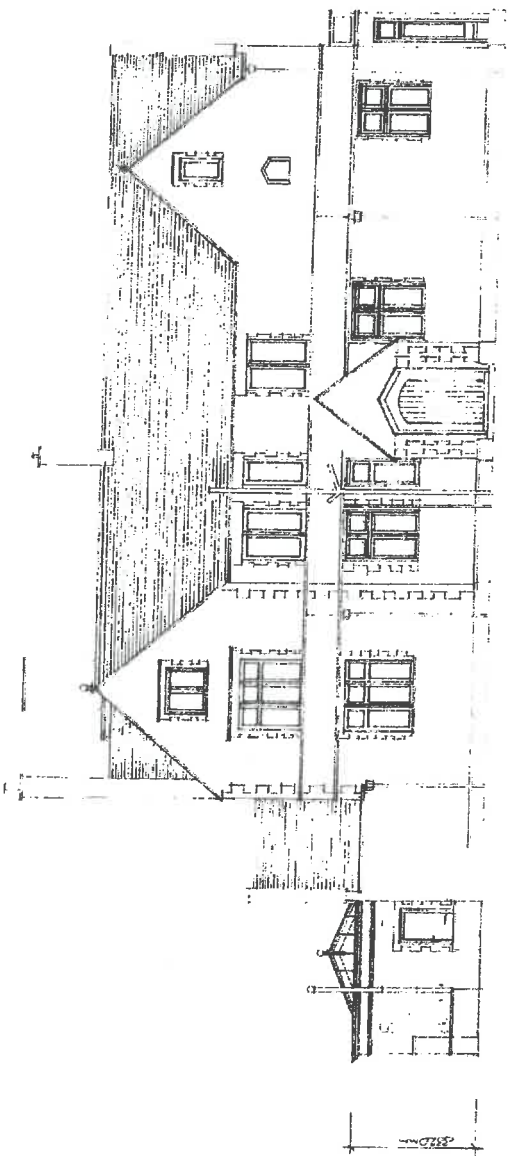
GROUND LEVEL FLOORPLAN



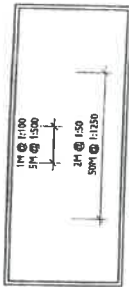
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



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Rev	Date	Details
Client	40929	
Mr & Mrs. E. Chan		
Address: The Old Rectory Gratton Underwood K2-Mering Northamp-tonshire NN4 5AA		
Scale:	Date: 30-01-2020	
A2 @ 1:50	Drawn By: Checked By:	
	AJW	
Drawing: Proposed elevations		
Drawing No. A/C 12555-4 P3		



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Rev	Date	Details

Client: Mr & Mrs. E. Chan
 40727

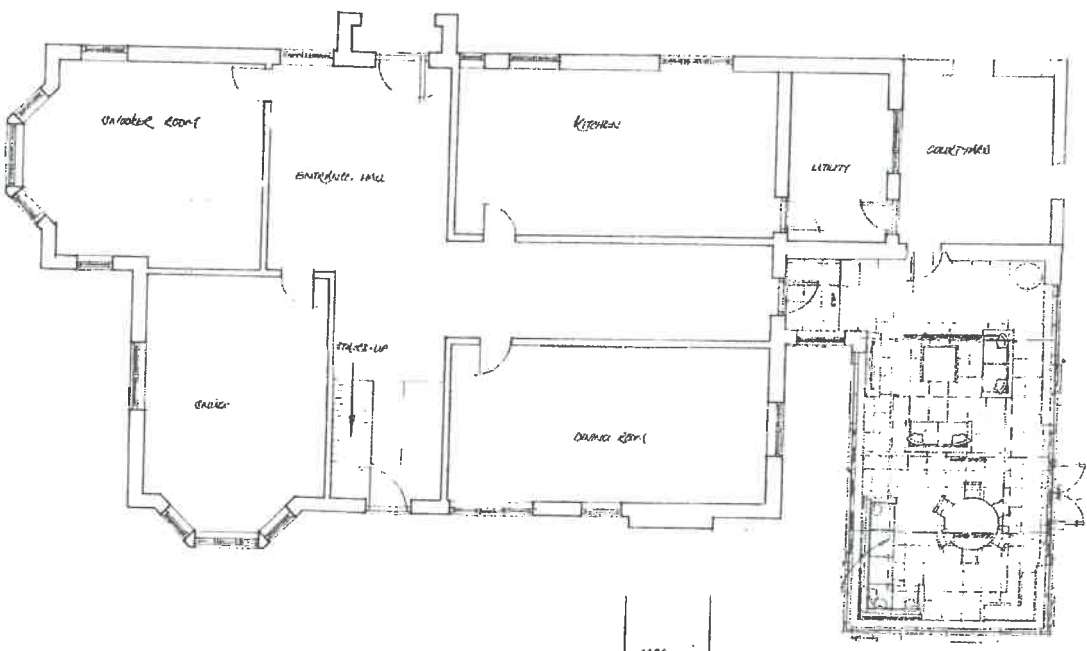
Address: The Old Rectory
 Grafton Underwood
 Kettering
 Northamptonshire
 NN14 3AA

Scale:	Date:
A2 @ 1:50	31-01-2020
Drawn By:	Checked By:
Andy	SJB

Drawing: Proposed elevation & Reception
 Drawing No: AIG 12553-4 P4



COURTYARD ELEVATION



GARDEN LOWER FLOOR PLAN

BOROUGH OF KETTERING

Committee	Full Planning Committee - 15/07/2020	Item No: 5.5
Report Originator	Sean Bennett Senior Development Officer	Application No: KET/2020/0176
Wards Affected	Burton Latimer	
Location	The Yews, 73 Kettering Road, Burton Latimer	
Proposal	Full Application: Two storey rear extension with linked access to existing care home, demolition of outbuildings and additional parking	
Applicant	Mr G Khaw, The Yews Residential Home For The Elderly	

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 detailed 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. Construction works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority. 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.

4. No development shall take place until a plan showing details of existing and intended final ground and finished floor levels has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: Finished Floor Levels are necessary prior to commencement to protect the privacy of the occupiers of adjoining properties in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. Prior to Construction a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

REASON: Details are required prior to the commencement of development because construction management occur early in the construction process and in the interests of safeguarding highway safety and residential amenity in accordance with Policy 8 of the Northamptonshire Joint Core Strategy

6. No trees shall be felled during the bird besting season (March- August inclusive) unless written recommendation to do so has been provided by an Ecologist and submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: In the interest of biodiversity and in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

7. The development shall not proceed above slab level until a detailed scheme of the trees shown on approved Site Plan (SK01E) along the southern boundary, which shall specify species, planting sizes, spacing and numbers of trees to be planted has been submitted to and approved in writing by the by the Local Planning Authority. The submitted scheme shall involve the provision of trees at a planting height of at least 2m and capable of growing to at least 4m in height. The approved scheme shall be carried out prior to first occupation. The approved trees which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The trees shall be allowed to grow to a height of no less than 4m and retained at least at that height thereafter.

REASON: In the interests of neighbour's amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

8. The development shall not progress above slab level until details of the types and colours of all external facing and roofing materials to be used and details of the hard-surfacing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the visual amenities of the area in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

9. All external walls to shown as being constructed in stonework on the approved plans shall not be laid, coursed or pointed other than in accordance with a sample panel which shall have been constructed on site and approved in writing by the Local Planning Authority prior to the commencement of construction of any such external walls. As approved, the sample panel shall be retained on site and kept available for re-inspection throughout the construction period.

REASON: In the interests of preserving the architectural interest of the listed building in accordance with Policy 2 of the North Northamptonshire Core Spatial Strategy.

10. No works shall proceed above slab level until full details of all windows, doors (including their surrounds), verge detailing and rainwater goods and precise details of the method of connection between the existing building and the proposed building have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of visual amenity in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

11. Prior to construction above slab level full details of remodelled access arrangements shall be provided to and approved in writing by the local planning authority. These details shall include no gates within 5.5m of the highway (footway), 2x2m visibility splays. In addition, details of a cycle storey shall be provided and approved in writing. The development shall be carried out in accordance with the approved details which shall be in place prior to first occupation and remain in that form thereafter.

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

12. The parking and turning spaces shown on approved site plan drawing SK01E shall be provided and made available for use prior to first occupation of the building and shall be permanently retained and kept available for that purpose.

REASON: To ensure adequate on-site parking provision and to discourage parking on the adjoining highway in the interests of local amenity and highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

13. Any damage (or repair work required) to the boundary wall shall be repaired using materials that match the existing.

REASON: To protect the architectural interest and setting of the property in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

14. The extended parapet proposed to the existing building shall be constructed in materials that match the existing wall.

REASON: To protect the architectural interest of the building in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

15. The building hereby permitted shall be used as a care home and for no other use whatsoever.

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

16. 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.

Officers Report for KET/2020/0176

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

3.0 Information

Relevant Planning History

KET/2020/0177 – Listed Building Consent Application - Two storey rear extension with linked access to existing care home via a glazed link, demolition of outbuildings and additional parking – Pending – to be considered at the same time as this application

Site Description

The 0.27ha site is located toward the northern extent of the Town within its Conservation Area and consists of a Grade II Listed Building. The property comprises an established 12-bed care home for the elderly. The site's Listed Building sits toward the front-eastern part of the site together with a detached associated dwelling occupied by the site operator with a long rear garden and front parking area.

To the north of the site is Home Farm, to the east is open land, to the rear/west a commercial property and the southern boundary is enclosed by the rear gardens of 24-58 (even) Station Road and the side boundary of 71 Kettering Road.

The Listings description:

House, now old people's home. Mid C18 with later alterations. Coursed limestone rubble with ironstone bands, slate roofs with coped gables and C19 yellow brick ridge and end stacks. 2 storeys, 4-window range. Central C19 white-painted porch. C20 sash windows, those to ground floor with rendered surrounds and keystones, those to first floor with gauged stone heads. Parallel wing to rear, the twin gables facing the street, linked to form a parapet, and the gable end of the rear wing having 3 sash windows (narrow, wide, narrow) to the ground floor and a single sash window above, all with lintels with flush keystones. Interior not inspected, but believed to contain Victorian Gothic carved fireplace and panelling brought in during 1920's.

Proposed Development

The application seeks full planning permission for a two-storey rear extension consisting of 16 bedrooms with linked access to existing care home, demolition of outbuildings and additional parking.

Pre-application

Pre-application advise was sought and given in the summer of 2018. Officer advised that the proposal was acceptable in principle subject to the design being appropriate and particularly the provision of a suitable link with the existing care home.

In addition, amendments have been invited and provided during the application. Those amendments include the addition of screening trees to the proposal's southern boundary with Station Road dwellings and the omission of steels as an external design feature. These amendments were made in response to objections from neighbours and to adopt a more residential material approach. Further information has also been provided on highway matters.

The proposal is presented in a way that broadly accords with the pre-application advice and Officer comments provided during the application.

Any Constraints Affecting the Site

Within conservation area

Grade II Listed Building

Within setting of Grade II Listed Buildings and Wall to the north

4.0 Consultation and Customer Impact

Burton Latimer Town Council: No comments received at the time of writing this report

KBC – Environmental Protection Department: No objection subject to the imposition of conditions restricting construction working hours, provision of a construction method statement and unexpected contamination.

NCC – Local Highway Authority (LHA): Say that they 'require further information to support the proposal' and provide the following summarised comments:

- Tracking has been provided for the van deliveries. This shall be supplied and maintained.
- Unloading bays are not proposed with no clear passing place on the access – the Local Planning Authority (LPA) are requested to take a view on this
- The intensification of the use on the existing access and its suitability is a consideration
- There should be no gates within 5.5m of the highway boundary – the LPA should take a view on existing access arrangements as whilst the existing gate is 6m from the kerbside it is not over 5.5m from the footway
- Pedestrian visibility should be 2m x 2m
- The required vehicle visibility of 2m x 43m cannot be achieved at the access in both directions
- The first 5m of drive should be hard paved and not exceed a gradient of 1 in 15
- The LPA should satisfy themselves as to the suitability of the parking provision
- Parking spaces should be sized to meet standards and where these are not provided the LPA should take a view
- No motorcycle spaces provided
- The provision of cycles spaces can be dealt with by condition as indicated by the applicant

NCC – Archaeology: Say ‘no comments’ in their response.

Northamptonshire Police – Crime Prevention Design Adviser (CPDA): Provide security standards required for the door and windows.

Neighbours: Six third party letters of objections received from Station Road occupiers; summarised grounds:

- Adverse impact on privacy to neighbours and future occupiers
- Harm to residential amenity as a result of noise from the proposal
- Disturbances caused during construction
- Loss of trees that should be subject to Tree Preservation Orders (TPO's)
- Adverse impact to birds
- Inappropriate materials and overdevelopment to a Listed Building
- Question the local need and benefit of the proposal
- The buildings to be demolished have asbestos rooves and their removal may harm the attached historic wall
- The proposal is not an extension but a major construction
- Poor access
- Poor accessibility for emergency services and poor turning space arrangements
- Increase in vehicular movements which will cause disturbance
- Adverse impact to the quiet character of the rear area
- Loss of view
- Devaluation of property

5.0 Planning Policy

National Planning Policy Framework (NPPF):

2. Achieving sustainable development
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
8. Promoting healthy and safe communities
9. Promoting sustainable transport
12. Achieving well-designed places
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Joint Core Strategy (JCS):

1. Presumption in favour of sustainable development
2. Historic environment
4. Biodiversity
5. Water environment
6. Development on 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 Policies in the Local Plan (LP) for Kettering Borough:

- 35. Housing: Within Towns

Other Relevant Documents:

Burton Latimer conservation area appraisal
Burton Latimer urban design framework

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

Preliminary matters

Objectors have questioned the description of the proposal and its reference as an 'extension'. Whilst the proposal may have a significant size it is in relation to an existing building and use and therefore its description is not mis-leading. In any event the proposal and its scale are clearly shown in the submitted details and as such it is not considered that any party has been prejudiced by the description.

The key issues for consideration in this application are: -

1. The principle of the development
2. Impact on character and appearance
3. Impact on residential amenity
4. Impact on highway safety
5. Impact on biodiversity
6. Other matters

1 The principle of the development

The site is located within the Town boundary defined by Policy 35 of the Local Plan. As such the proposal is consistent with Policy 11 and 29 of the JCS, which seek to guide development to existing settlements in the interests of sustainable patterns of growth and the protection of rural areas. Thereby in its broadest terms the proposal is acceptable in principle.

In addition, Policy 30 (f) of the JCS, consistent with paragraph 61 of the NPPF seeks a housing mix and in its pre-text states a requirement for 'Extra Care' housing. The application was supported by an 'Evaluation of Need' assessment which discusses the proposal in the context of 'need' identified in the JCS for accommodation associated with the elderly as well as regional and national need. In terms of a local need the assessment says that in recent years there has been a waiting list for 'The Yews care home' with only one other care home in the Burton Latimer with a total of 41 places available in the Town. This amount of provision in a Town with approximately 10,000 population, and taking account of the aging demographic generally, is lacking. The provision therefore of a development that would add 16 elderly care home places would go to toward meeting the JCS identified short-fall and significantly increase the local provision of such accommodation locally, especially as it is an extension to an existing facility. This is a significant benefit of the proposal that is considered to hold 'significant weight' in its favour.

As much of the development, however, is not proposed to previously developed land there is no immediate encouragement for the sites development under Policy 6 of the JCS or the NPPF.

2. Impact on character and appearance

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

As the proposal has an impact to a Grade II Listed Building and is within the setting of adjacent Grade II Listed Buildings at 78 Kettering Road (Farmhouse and wall) the proposal falls to be considered under Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 which sets out the duty of Local Planning Authorities (when considering whether to grant planning permission for development which affects a listed building or its setting) to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Moreover, given that the site is located within a Conservation Area it also falls to be considered under Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 which sets out the duty of Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

Policy 2 of the JCS, consistent with chapter 16 of the NPPF seeks development to preserve the significance of heritage assets, including their setting.

The proposal was accompanied by a proportionate 'Historic Impact Assessment', which is a requirement of paragraph 189 of the NPPF for such Assessments to be provided where there is impact on Heritage Assets.

The significance of the host Listed Building is derived from its provenance, stone construction and architectural features and thereby, together with other surrounding listed and non-designated buildings contributes to a pleasing historic environment on the approach to the Town. Whilst the building has seen some extensions to the rear of questionable success the extensive rear garden does create openness to the rear which is part of the setting of the Listed Building.

The loss of the existing outbuildings to make way for the proposal is not considered to be harmful. A safeguarding condition shall be imposed however to ensure that any damage caused to the boundary stone wall, following removal of the outbuildings, is replaced with matching materials.

The proposal is linked to the existing care home off a flat-roof addition to the rear and therefore not off the original building and consists of a sympathetic (albeit modern) and glazed lightweight corridor. This will also require an increase in the height of the existing addition that the linking corridor will be attached to. As a result of the minimal attachment to the Listed Building and as it would be attached to a later addition together with its lightweight nature the proposal would not cause any significant impact to the fabric of the Listed Building. The extended parapet would be conditioned to be constructed in materials that match the existing.

The provision of the link also gives a visual separation between the bulk of the proposal and the Listed Building. This ensures that the legibility of the Listed Building is retained and a semblance of its open setting to the rear. The scale, bulk and elongated footprint of the extension in the spacious and verdant rear garden however would have an adverse impact to the open rear setting of the Listed Building and in viewpoints from where its rear elevation is experienced. The harm is 'less than substantial'. This harm however is toward the lower end of that 'less than substantial' spectrum of harm as the rear views of the Listed Building are dominated by latter additions to the Building. The proposal would have no notable impact to the setting of adjacent Listed Buildings to the north.

The harm identified to the rear setting of the Listed Building is also considered to result in harm to the spaciousness of the rear area in terms of general impacts on the areas character and appearance.

The design of the proposal has a recognisable rural slant with the use of natural stone and traditional barn proportions. There is also a modern character with the use of long windows and metal cladding to the walls. This approach is considered to strike the right balance between rural vernacular design, respecting its location adjacent to a farm, whilst also creating interest that is true to its domestic use. There are Officer doubts with respect to the use of metal cladding with a leaning more toward cedar cladding (or a material that gives a similar appearance). For that reason and with the applicant in agreement external materials shall be considered by condition through the approval of samples. The design therefore sits relatively comfortably in its context.

Where 'less than substantial harm' to the significance of a heritage asset is identified (and harm generally), this harm should be weighed against the public benefits of the proposal as laid out at paragraph 196 of the NPPF.

In this case and with a low level of 'less than substantial harm' apportioned, for the reasons outlined above, the significant weight and public benefit associated with the provision of 16 care homes spaces to an existing facility is considered to out-weigh the harm identified to the setting of the Listed Building and the area.

The proposal, therefore, whilst it is inconsistent with Policy 2 and 8(d) of the JCS in terms of the identified harm, is considered to comply with NPPF guidance which permits the weighing of public benefits as a material planning consideration where there is harm. Consequently, the proposal is acceptable in this regard.

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.

The long elevations of the proposal would face north and southwards and include windows serving bedrooms in the upper floors. To the north the windows would face 'Home Farm' and therefore would cause no adverse impact as a result of overlooking or loss of light to the neighbouring land use to the north. The proposal would not have an adverse impact to the existing Cottage on the site as it is occupied by the care home operator and therefore ancillary.

To the south the proposal would directly face the rear gardens of 24-40 (even) Station Road and is 8m from the shared boundary. The Station Road dwellings directly front the highway and therefore the proposal is located over 30m from the facing rear facing windows in the Station Road houses. This separation distance is considered to maintain the privacy of those neighbours experienced within their dwellings. The proposal would however introduce a sizeable new building that can be seen from the rear gardens of the adjacent Station Road properties. This would constitute a change to their outlook. However, as a result of the 8m set-back of the proposal from the boundary and also the addition of screen planting along the shared boundary (which will be secure by condition) the proposal would not cause significant harm to the outlook, privacy or light currently enjoyed by neighbouring residential receptors, including within gardens. Loss of view and devaluation of property are not material planning considerations.

In terms of impacts associated with nuisance and disturbance; there is no reason to believe that the activities associated with the provision of 16 additional care rooms in association with an existing use would cause an adverse impact to neighbours. It is accepted that the coming and goings associated with the use of the car parking area would introduce a change to how the development site functions. Given however that the car parking area could accommodate only 8 cars and that the comings and goings (including deliveries) is not likely to be significant any impacts derived from the change would not be adverse. The Council's Environmental Protection Department has no concern in this regard. A condition shall be imposed restricting the use of the building for care home purposes only.

Whilst some disturbance is inevitable during construction this would be for a short period of time over the lifespan of the development and would be minimised through the approval of a construction management plan and a restriction on hours of construction as recommended by the Council's Environmental Protection Department.

The site would retain a good-sized garden available for the future occupiers of the care home as well as those currently occupying and would provide a good standard of residential amenity.

The proposal thereby, subject to imposition of the conditions discussed, would not have a harmful impact to residential amenity consistent with Policy 8 (e) of the JCS and is acceptable in this regard.

4. Impact on highway safety

Policy 8(b) of the JCS seeks to ensure a satisfactory means of access and provision of parking.

The existing access appears to operate safely; however, it is a current requirement for vehicles to straddle the footway whilst the access gates are opened which is not an ideal situation. For that reason and mindful of the Local Highway Authority (LHA) comments and the intensification of the use the access arrangements shall be required to be re-worked with details approved by condition, which shall require the access gate (if proposed) to be relocated to a distance of at least 5.5m from the footway.

There is some dispute between the LHA and the applicant as to how to calculate the necessary parking provision. Currently there are five car parking spaces on site to serve the existing 12-bed care home. This existing amount of provision appears to operate without issue. The proposal would retain the existing spaces and an additional 8 spaces (including a disabled bay) giving a total number of 13 spaces. In addition, a limited number of spaces would be available within the site should it be necessary not within bays. There may be some technical disputes regarding the sizes of some of the bays (for example 5 bays being 2.4m wide rather than 2.5m) and the precise way that overall parking provision is calculated. However, any deficiencies are slight with the proposal broadly according with parking standards in terms of the sizes of the bays and amount and are adequate to maintain highway safety. The access and driveway has sufficient width to accommodate emergency vehicles.

The turning space and parking bays shall be required to be available for use prior to first use of the building and retained thereafter by condition. Any inconvenience to users of the car park during a delivery would be short-lived and would in any event not harm highway safety. A condition shall also be attached requiring provision of a cycle store.

Subject to imposition of the conditions laid out and with no objection from the LHA the proposal is not considered to prejudice highway safety and therefore is acceptable in this respect.

5. Impact on biodiversity

Paragraph 99 of Circular 06/05 states that: *it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.* Likewise section 40 of the Natural Environment and Rural Communities Act 2006 (NERC 2006) states that: *every public authority must in exercising its functions, have regard ... to the purpose of conserving (including restoring / enhancing) biodiversity.*

The proposal would result in the removal of some well-used but crumbling outbuildings with no roof space and a couple of notable mature trees close to the southern boundary. Whilst the loss of these trees is regretted, they are not considered to be worthy of protection under a Tree Preservation Order. A condition shall be added preventing the removal of the trees during the bird nesting season unless having been permitted to do so by an ecologist.

As such and with the site predominately consisting of maintained lawn there is no reason to believe that the proposal would have an adverse impact to biodiversity.

6. Other matters

Policy 6 of the JCS seeks development to safeguard amenity from possible contamination. The Council's Environmental Protection Department recommends the imposition of an unexpected contamination condition to deal with this matter. This would cover any impacts arising as a result of asbestos that may be within the outbuildings to be demolished, although there is separate legislation that deals with the handling of asbestos. As such subject to the imposition of that condition the proposal has the appropriate safeguards in place and is acceptable in this regard.

The Police comments shall be shared with the applicant in the decision notice and there is no reason to believe that the existing utilities cannot cope with the development or that the proposal would give rise to drainage/ flooding issues with soakaways proposed.

In terms of building sustainability, the accommodation is proposed to meet industry standards and therefore suited for the needs of the occupier and includes solar panels to the south facing roof slope.

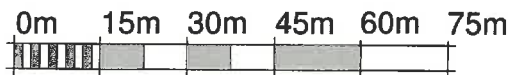
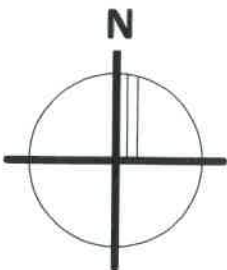
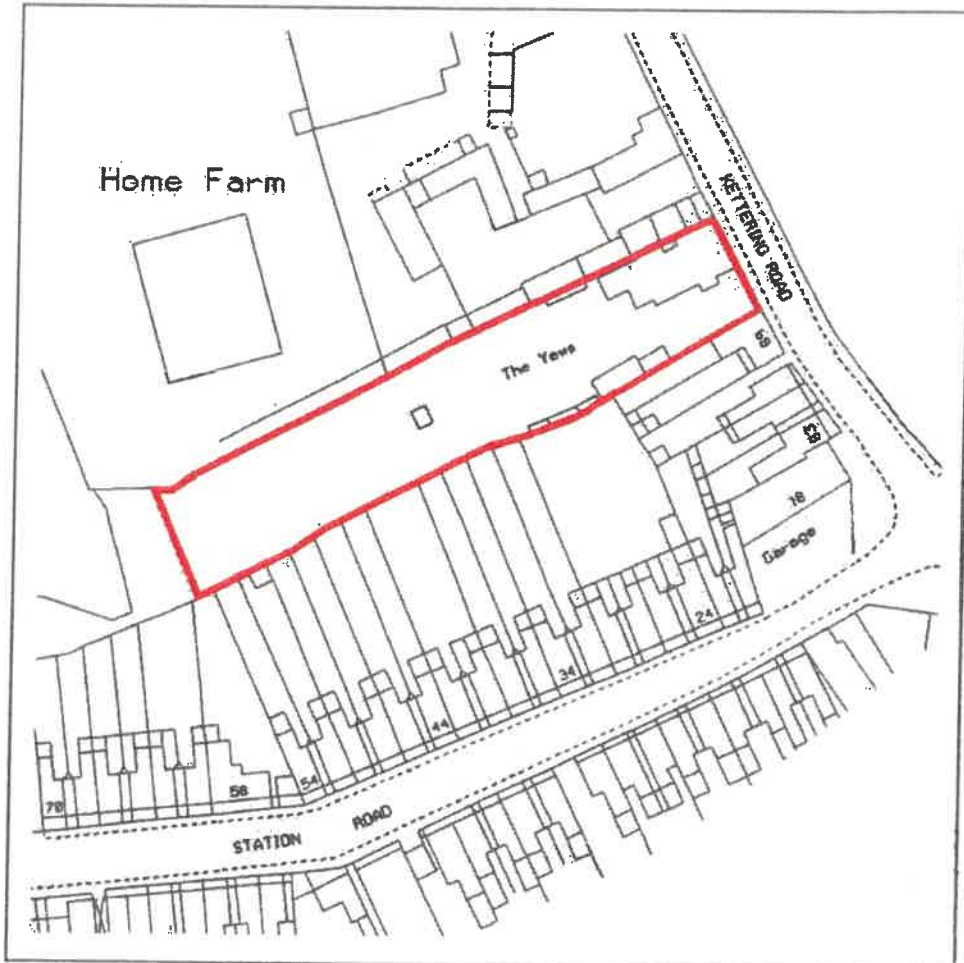
Conclusion

The proposal, when considered as a whole, is a sustainable form of development that would meet an identified need for this type of residential accommodation and therefore consistent with paragraph 11 of the NPPF should be approved without delay. As such the application is recommended for approval subject to the imposition of the conditions laid-out.

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Drawing Title:
Site Location Plan

File Number: Hc040

Drawn By: RCG

Checked By: TEJ

Scale@A4: 1 : 1250 **Date:** 11/04/19

Dwg No: (S)01 **Rev:** A

Project Title:
Additional Residential Accommodation

Client:
The Yews Residential Home for the Elderly

Rev.	Date	Drawn	Chkd	Description
A	24/03/20	TEJ	TEJ	Amendments for planning registration

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Rev.	Date	Drawn	Check	Description
E	26/09/20	TEI	TEJ	Delivery van turning and pedestrian visibility plays shown
D	06/09/20	TEJ	TEJ	Tree screening added
C	23/08/20	TEJ	TEJ	Site plan updated
B	28/04/20	RCG	TEJ	100m spaly added
A	24/04/20	RCG	TEJ	Drawings updated

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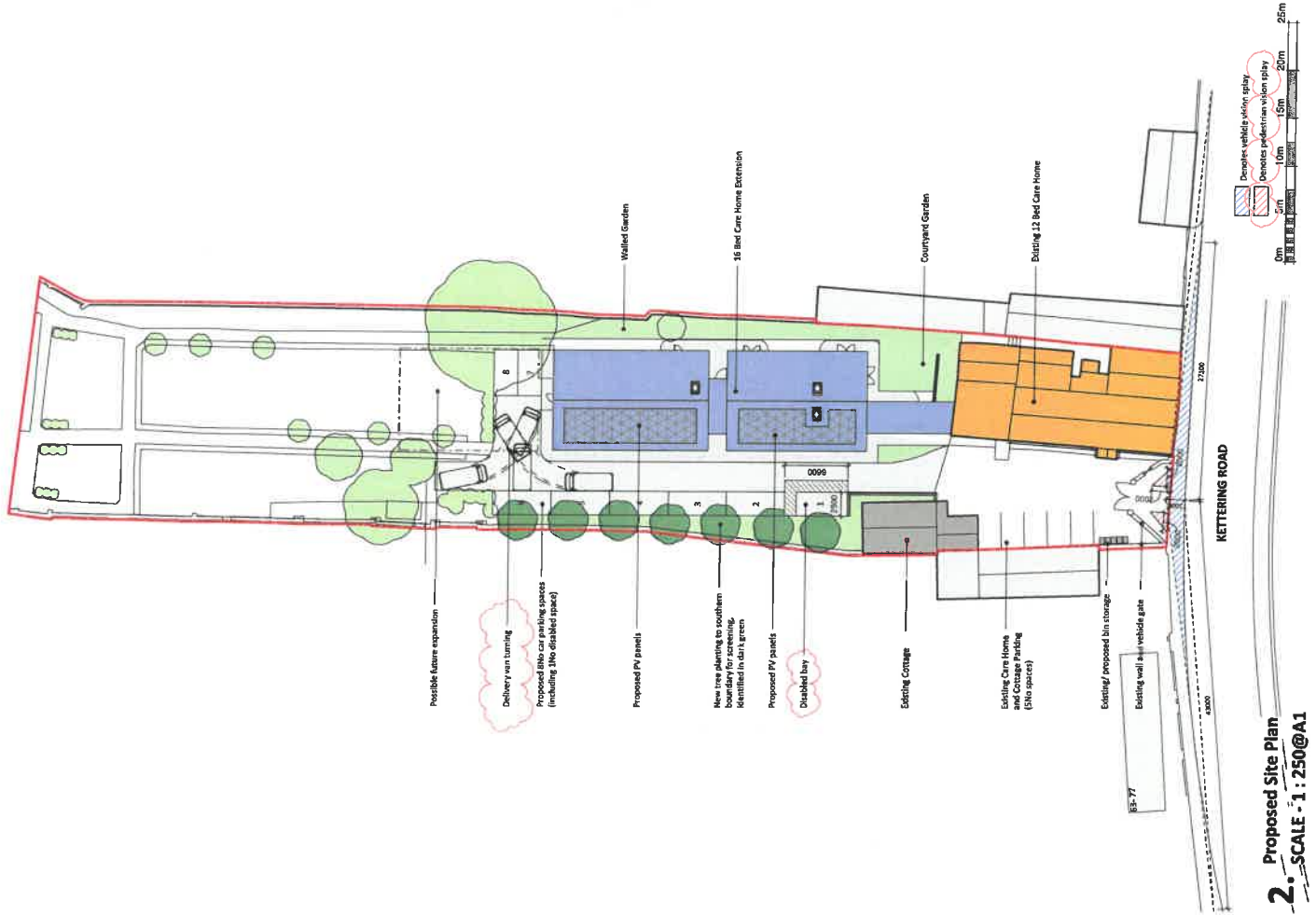
PRELIMINARY ISSUE

Project Title:
Additional Residential Accommodation

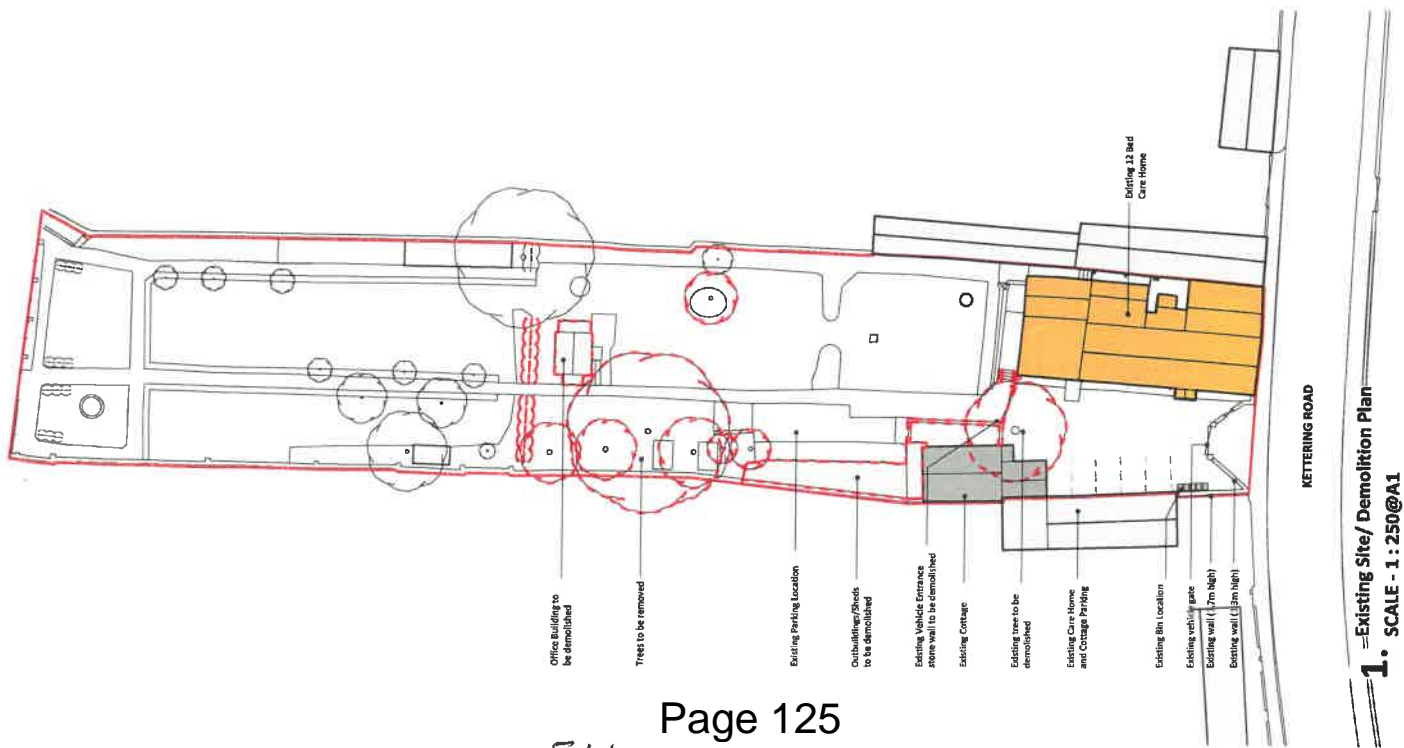
Client:
The News Residential Home for the Elderly

Drawing Title:
Site Plans

File Number:	16040
Drawn By:	RCG
Checked By:	TEJ
Scale@A1:	1:250
Dwg No.:	SK01
Date:	04/09/18
Rev:	E



2. Proposed Site Plan
SCALE - 1 : 250@A1



1. Existing Site/ Demolition Plan
SCALE - 1 : 250@A1

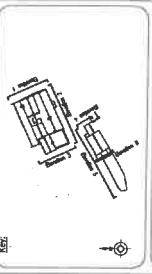
ABBREVIATIONS:

W	Wall
D	Door
C	Column
R	Radiation
L	Level
S	Stair
E	Elevator
H	Hatch
...	...

LEGEND:

1	100mm
2	200mm
3	300mm
4	400mm
5	500mm
6	600mm
7	700mm
8	800mm
9	900mm
10	1000mm
11	1100mm
12	1200mm
13	1300mm
14	1400mm
15	1500mm
16	1600mm
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34	3400mm
35	3500mm
36	3600mm
37	3700mm
38	3800mm
39	3900mm
40	4000mm
41	4100mm
42	4200mm
43	4300mm
44	4400mm
45	4500mm
46	4600mm
47	4700mm
48	4800mm
49	4900mm
50	5000mm

Plan Coordinate System:
 UTM
 Level Datum:
 All Levels relate to OSDBM using EPS



Notes:

DATE: 2019

ICES THE SURVEY ASSOCIATION

HAAS

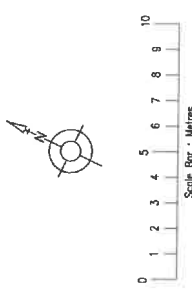
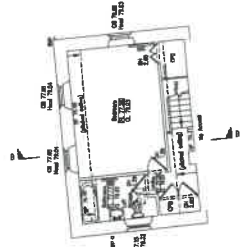
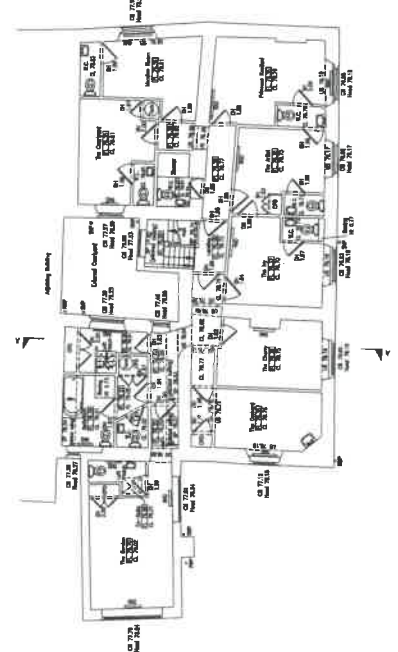
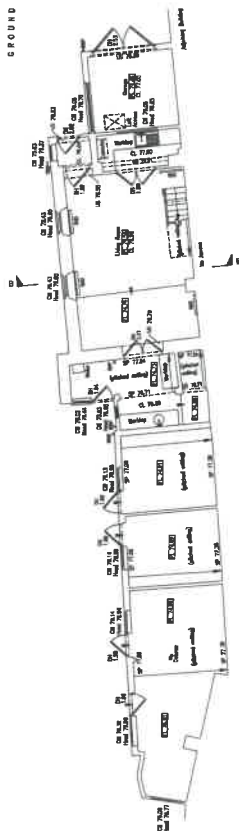
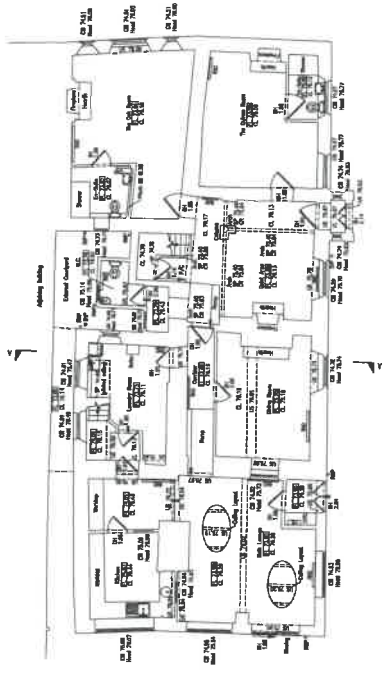
GLOBAL SURVEYS

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 Tel: 01606 694540
 Email: info@globalsurveys.co.uk

Client: The Year Residential Homes for the Elderly
 73 Kettering Road, Brixton, London
 WH15 5LP

Survey Title: Measured Building Survey
 Ground & First Floor Plans

Date:	May 2019	Scale:	1/125 @ A1
Drawn by:	TH/MS	Checked by:	JH
Drawn:	1 of 2	Checked:	2 of 2



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Rev	Date	Drawn	Check	Description
D	06/05/20	TEJ	TEJ	Exposed steel detail omitted
C	24/03/20	TEJ	TEJ	Amendments for planning submission
B	28/06/19	RCG	TEJ	Drawings updated
A	03/06/19	RCG	TEJ	Drawings updated

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 Author: GSSArchitecture Ltd. 01535 333 317

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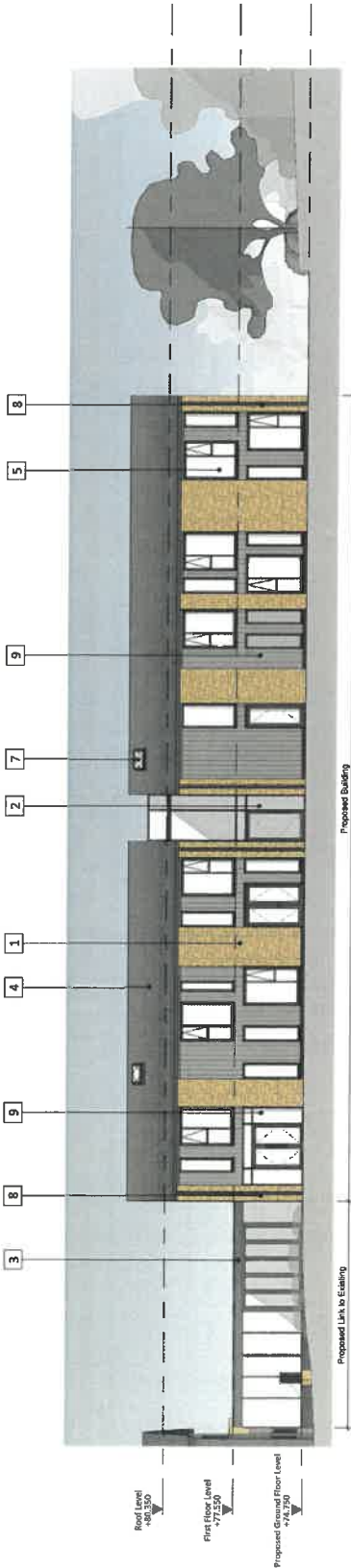
PRELIMINARY ISSUE

Project Title:
 Additional Residential Accommodation

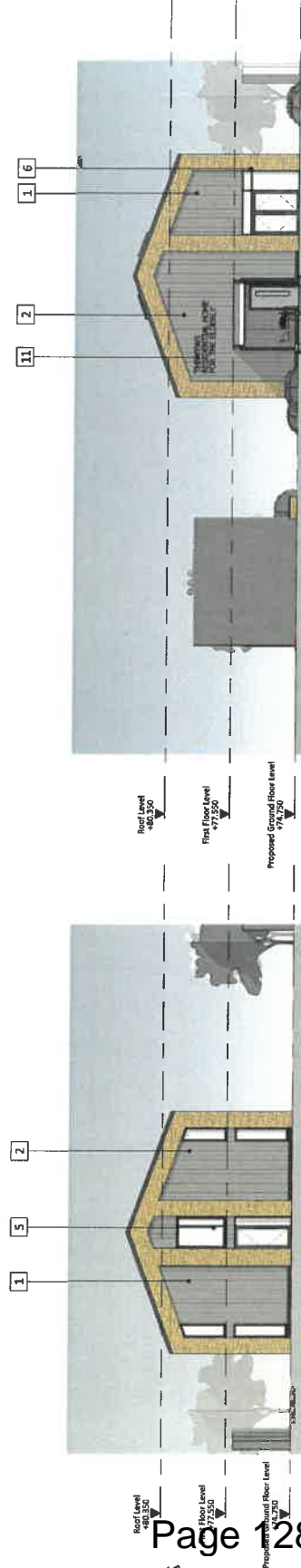
Client:
 The News Residential Home for the Elderly

Drawing Title:
 Proposed Elevations

File Number:	H040
Drawn By:	RCG
Checked By:	TEJ
Scale@A1:	1:100
Date:	20/03/19
Dwg No:	0504
Rev:	D

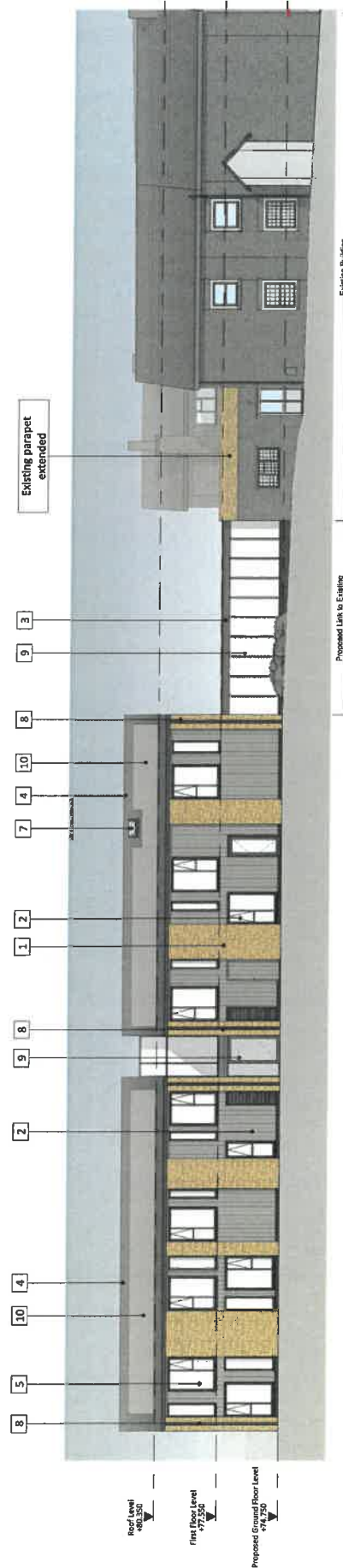


1. Proposed North Elevation
 SCALE - 1 : 100@A1



2. Proposed West Elevation
 SCALE - 1 : 100@A1

3. Proposed East Elevation
 SCALE - 1 : 100@A1



4. Proposed South Elevation
 SCALE - 1 : 100@A1

Legend

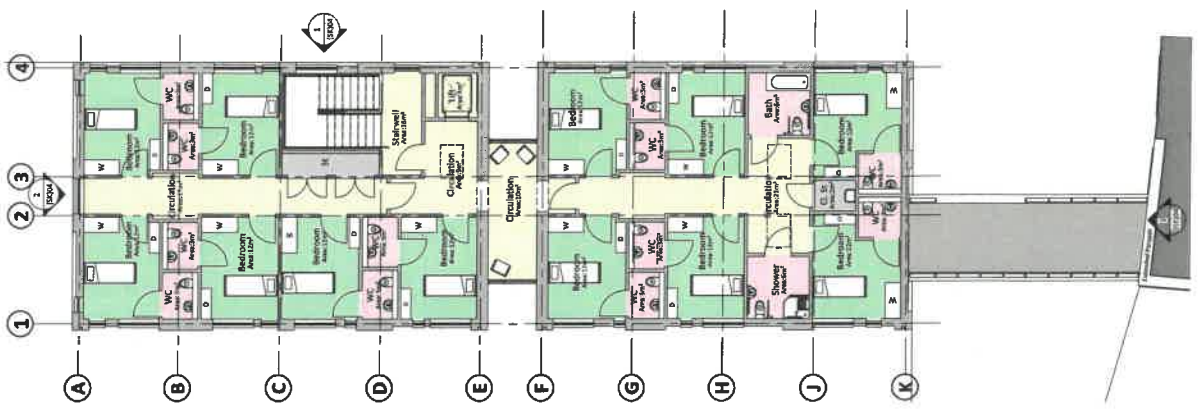
- 1 Stonework
- 2 Metal Cladding
- 3 PVC Edge Trim
- 4 Concrete Interlocking Tiles
- 5 PVC Aluminium Windows
- 6 PVC Aluminium Doors
- 7 Low Profile Rooflights
- 8 Concealed Rainwater Pipe
- 9 Curtain Walling
- 10 PVC Panels
- 11 Indicates Glazing to be covered by separate lease application



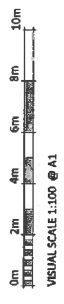
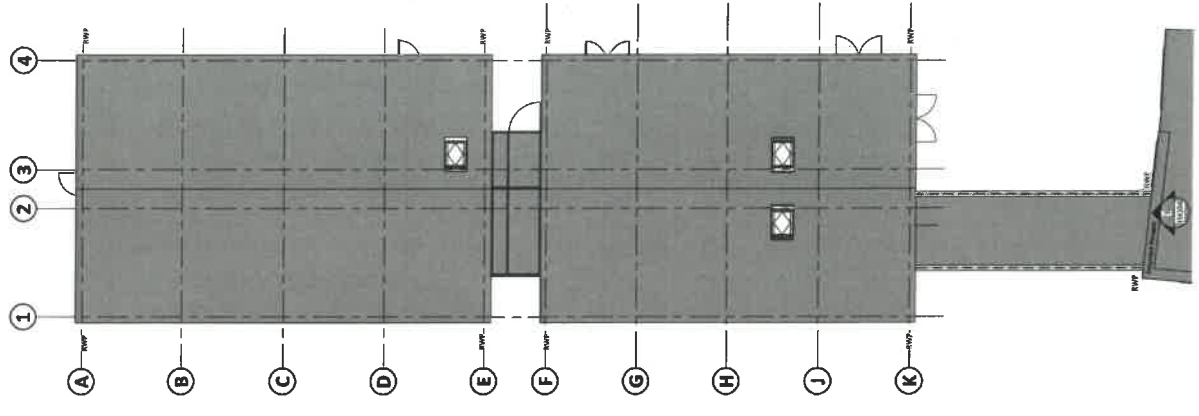
1. Proposed Ground Floor Level
SCALE - 1 : 100@A1



2. First Floor Level
SCALE - 1 : 100@A1



3. Roof Level
SCALE - 1 : 100@A1



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Rev.	Date	Drawn	Check	Description
E	06/06/20	TEJ	TEJ	Tree screening added
D	24/03/20	TEJ	TEJ	Amendments for planning application
C	28/06/19	RCG	TEJ	Drawings updated
B	03/06/19	RCG	TEJ	Drawings updated
A	24/06/19	RCG	TEJ	Drawings updated

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PRELIMINARY ISSUE
 Project Title:
 Additional Residential Accommodation

Client:
 The View Residential Home for the Elderly

Drawing Title:
 Proposed Floor Plans

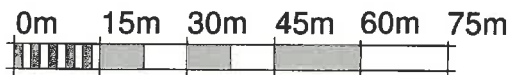
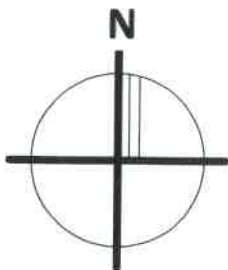
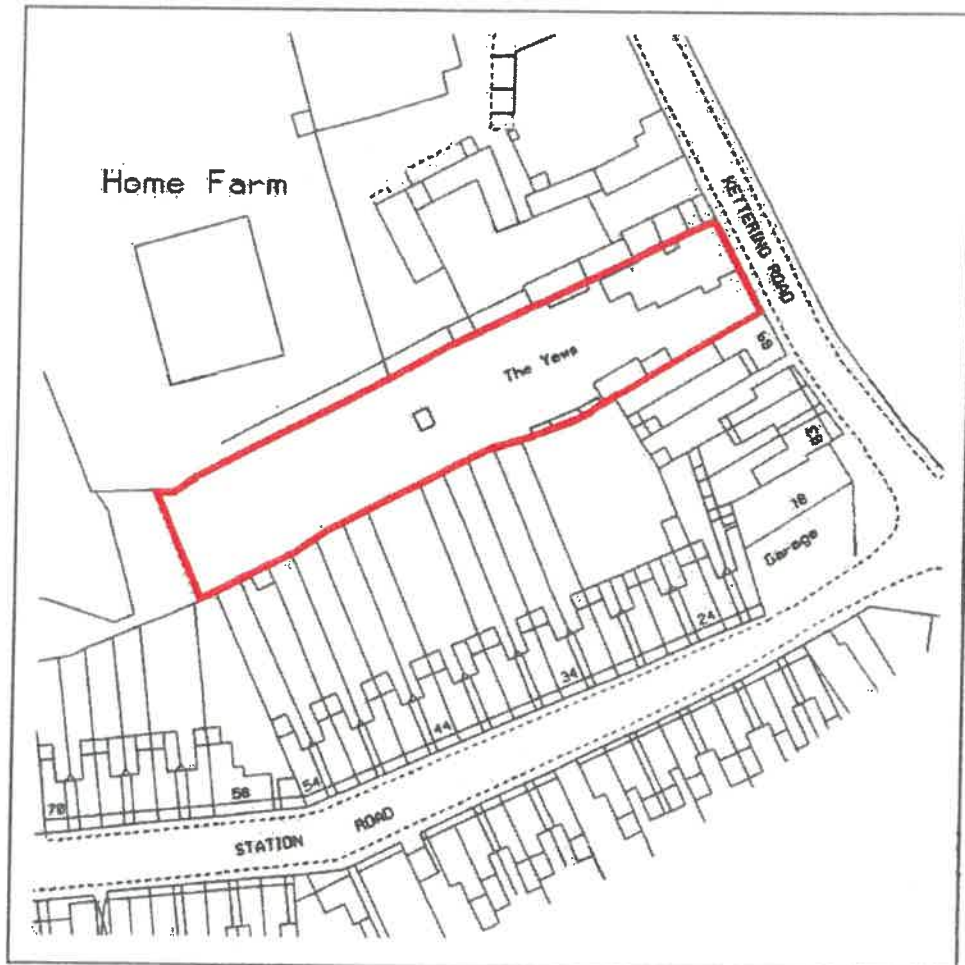
File Number:	H240
Drawn By:	RCG
Checked By:	TEJ
Scale@A1:	1 : 100
Date:	04/06/20
Dwg No.:	56102
Rev:	E



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Milton Keynes: 01908 010 030, Newcastle: 01913 898 917

Drawing Title:
Site Location Plan

File Number: Hc040

Drawn By: RCG

Checked By: TEJ

Scale@A4: 1 : 1250 **Date:** 11/04/19

Dwg No: (S)01 **Rev:** A

Rev.	Date	Drawn	Chkd	Description
A	24/03/20	TEJ	TEJ	Amendments for planning registration

Project Title:
Additional Residential Accommodation

Client:
The Yews Residential Home for the Elderly

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Rev.	Date	Drawn	Check	Description
E	26/09/20	TEI	TD	Delivery van turning and pedestrian visibility plays shown
D	06/09/20	TEI	TD	Tree screening added
C	23/08/20	TEI	TD	Site plan updated
B	28/04/20	RCC	TEI	16m spaly added
A	24/04/20	RCC	TEI	Drawings updated

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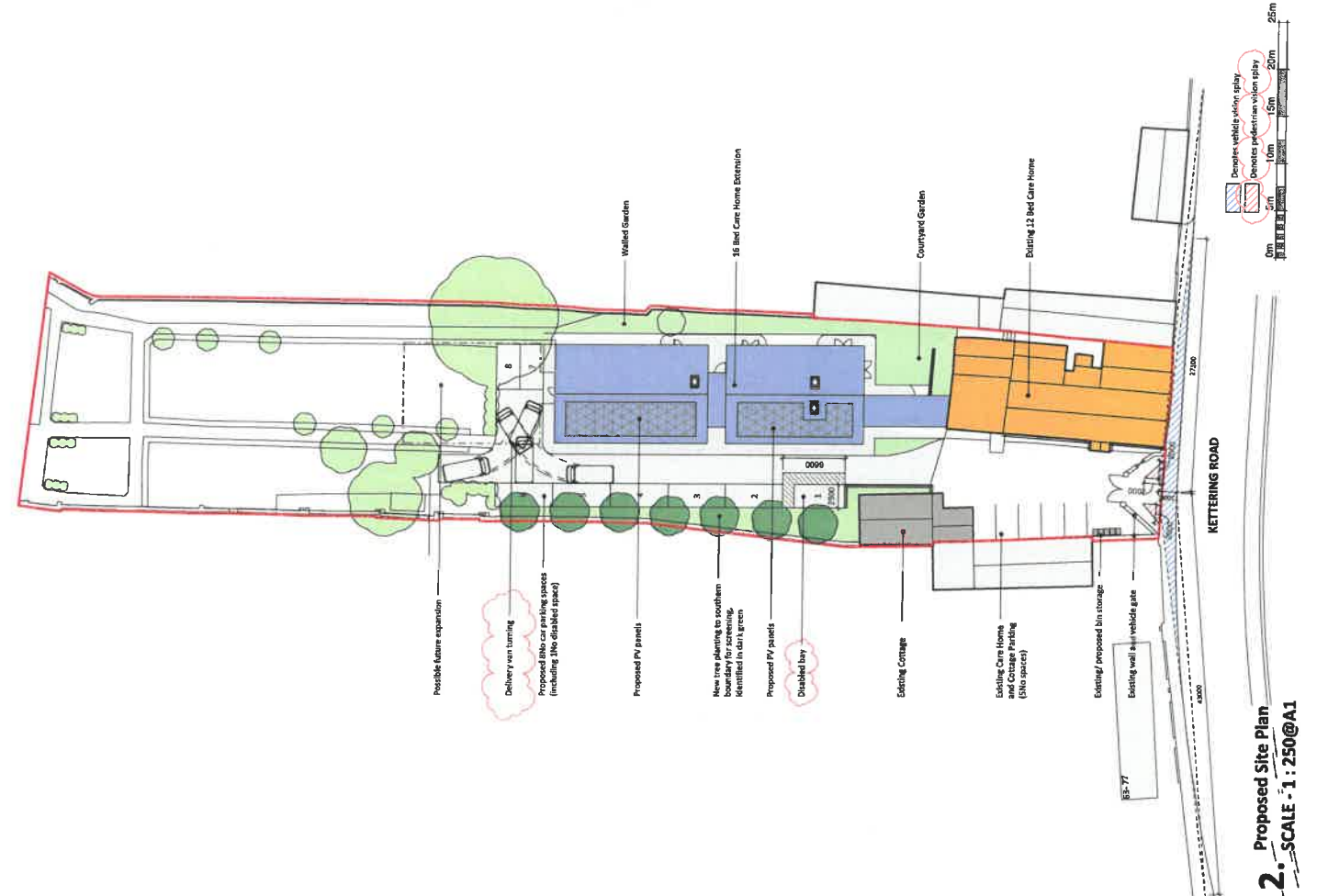
PRELIMINARY ISSUE

Project Title:
Additional Residential Accommodation

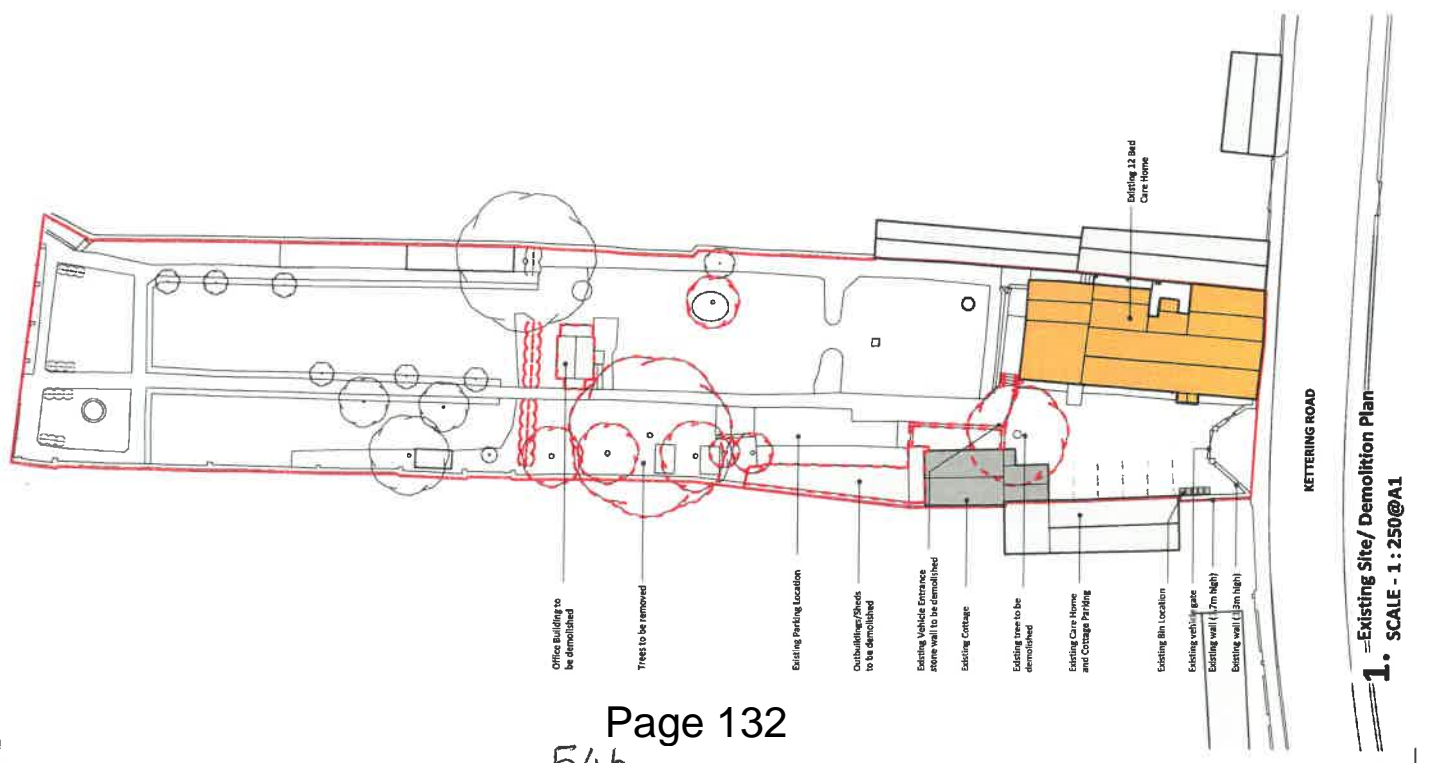
Client:
The News Residential Home for the Elderly

Drawing Title:
Site Plans

File Number:	16040
Drawn By:	RCC
Checked By:	TEI
Scale@A1:	1:250
Dwg No.:	SK01
Date:	09/09/18
Rev:	E



2. Proposed Site Plan
SCALE - 1 : 250@A1



1. Existing Site/ Demolition Plan
SCALE - 1 : 250@A1

LEGEND:

SYMBOL	DESCRIPTION
...	...

Notes:

- 1. All dimensions are in metres unless otherwise stated.
- 2. All levels are in OD unless otherwise stated.
- 3. All levels are to the top of the finished floor unless otherwise stated.
- 4. All levels are to the top of the finished floor unless otherwise stated.

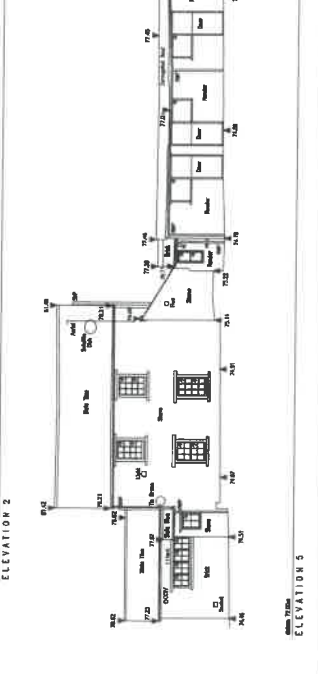
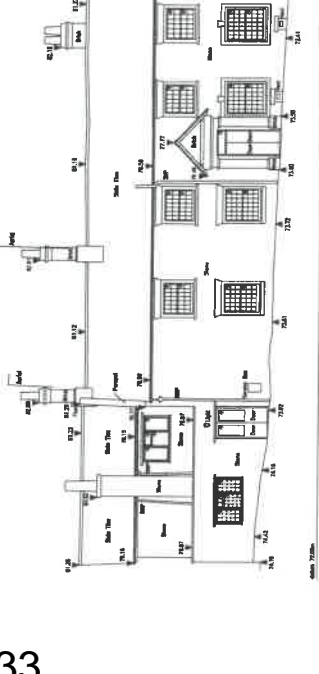
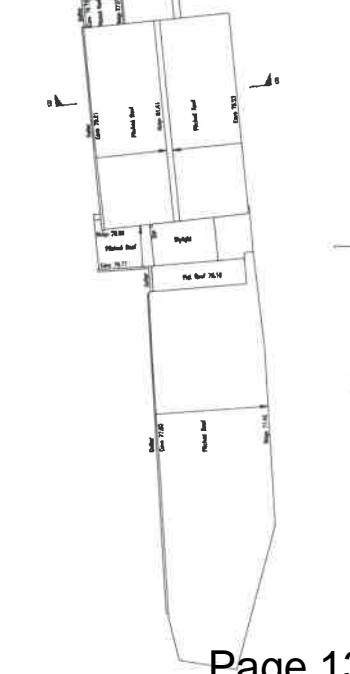
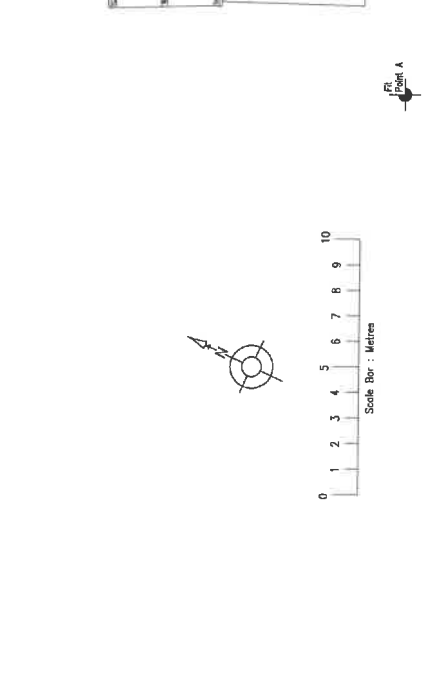
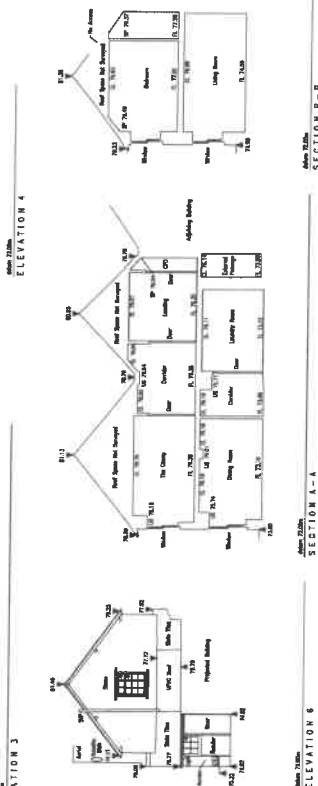
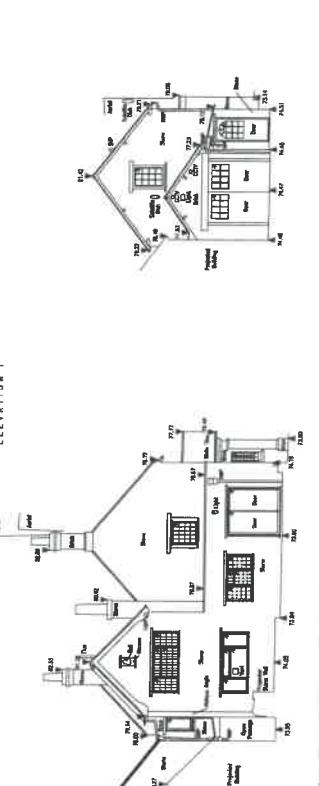
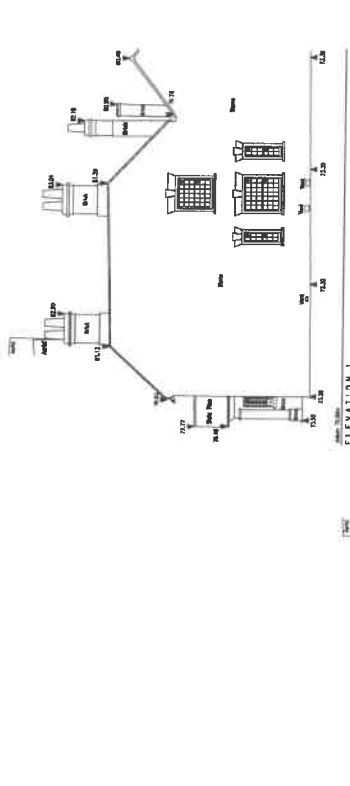
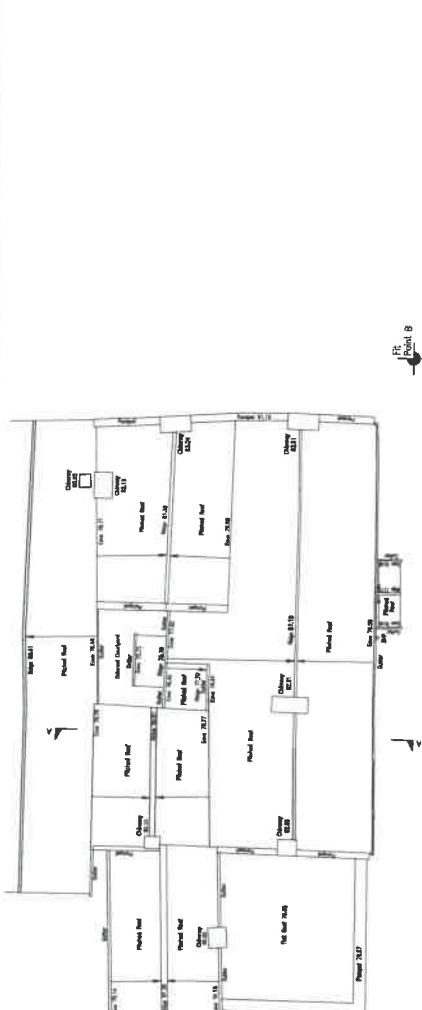
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 Level Datum: At least twice in 100000 using GPS
 Date: ...
 Scale: ...

Client: The Yvonne Residential Home for the Elderly
 73 Kellaway Road, Burton Lakeside
 N115 6JF

Survey Title: Mansard Gables, Gable Roof Form, Elevations 1-4
 Sections A-A & B-B

Scale: 1:100
 Date: 2019
 Drawn: ...
 Checked: ...

Logos: HMA, ICS, smas, THE SURVEY ASSOCIATION



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D	06/05/20	TEJ	TEJ	Exposed steel detail omitted
C	24/03/20	TEJ	TEJ	Amendments for planning submission
B	28/06/19	RCG	TEJ	Drawings updated
A	03/06/19	RCG	TEJ	Drawings updated

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 Author: GSSArchitecture Ltd. 01535 333300. Website: www.gssarch.co.uk

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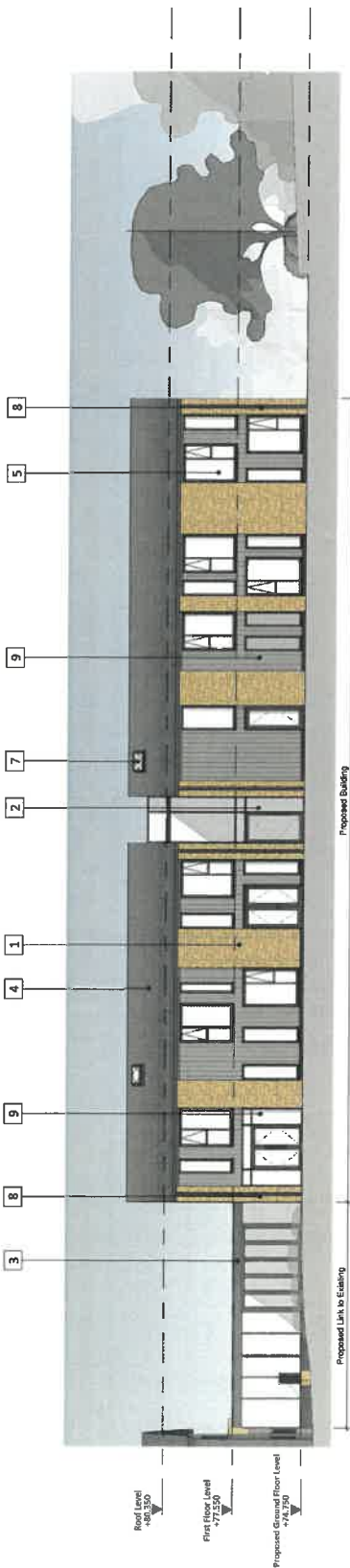
PRELIMINARY ISSUE

Project Title:
 Additional Residential Accommodation

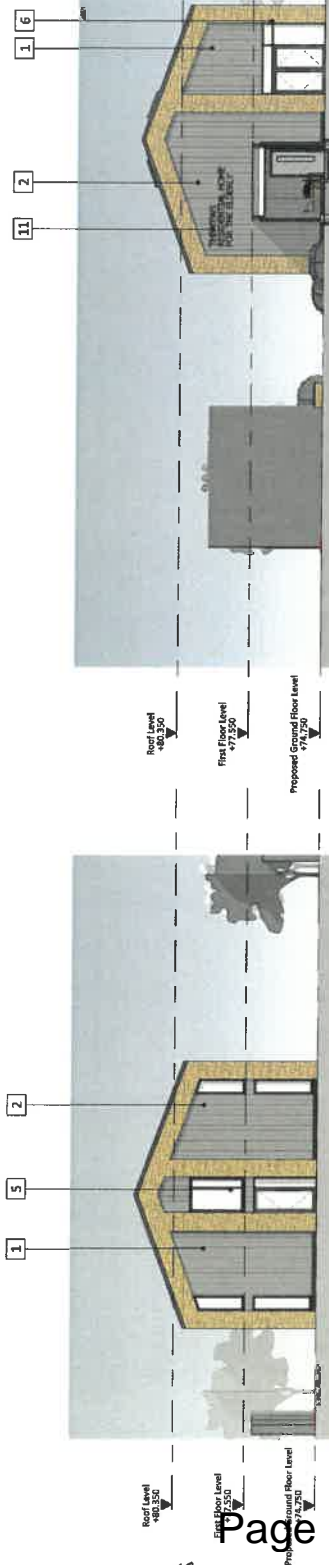
Client:
 The News Residential Home for the Elderly

Drawing Title:
 Proposed Elevations

File Number:	H040
Drawn By:	RCG
Checked By:	TEJ
Scale@A1:	1:100
Date:	20/03/19
Dwg No:	0504
Rev:	D

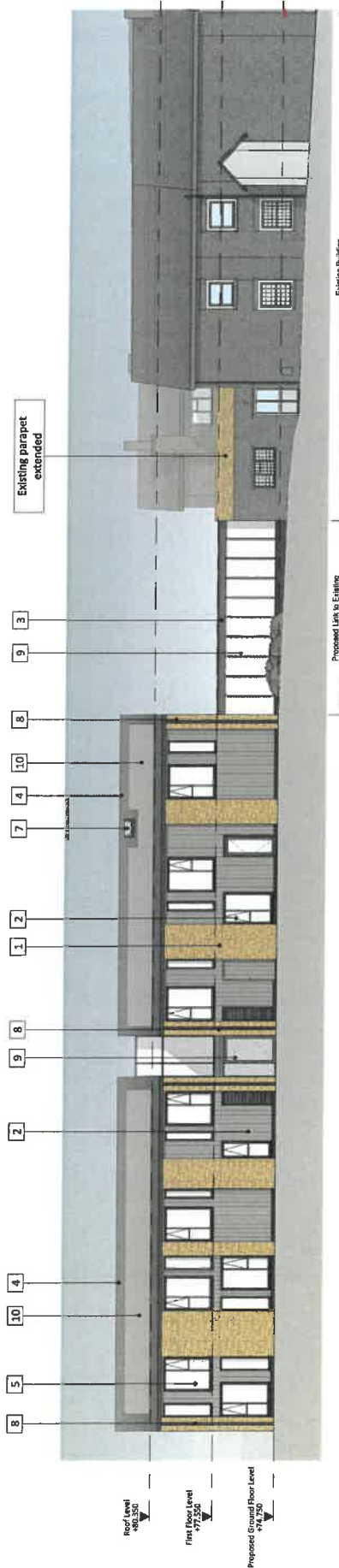


1. Proposed North Elevation
 SCALE - 1 : 100@A1



2. Proposed West Elevation
 SCALE - 1 : 100@A1

3. Proposed East Elevation
 SCALE - 1 : 100@A1



4. Proposed South Elevation
 SCALE - 1 : 100@A1

Legend

- 1 Stonework
- 2 Metal Cladding
- 3 PVC Edge Trim
- 4 Concrete Interlocking Tiles
- 5 PVC Aluminium Windows
- 6 PVC Aluminium Doors
- 7 Low Profile Rooflights
- 8 Concealed Rainwater Pipe
- 9 Curtain Walling
- 10 PVC Panels
- 11 Indicates Glazing to be covered by separate lease application

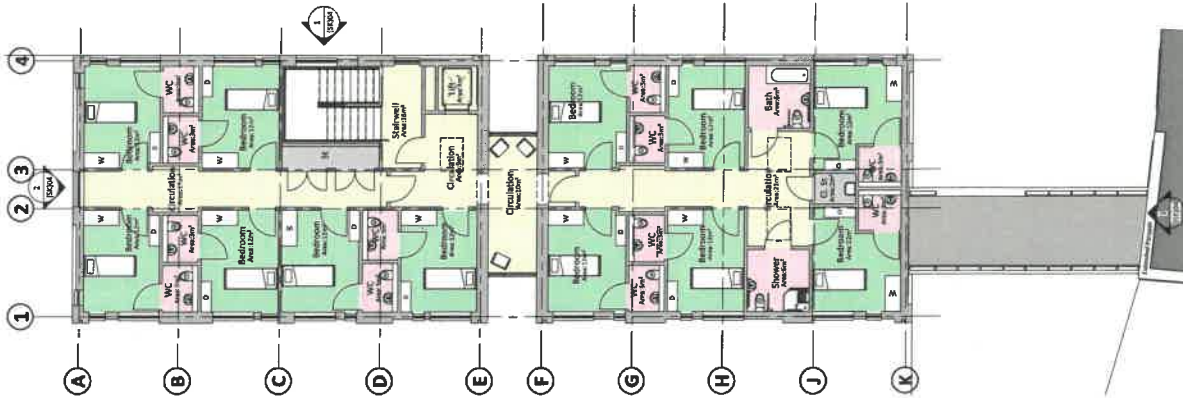


1. Proposed Ground Floor Level
SCALE - 1 : 100@A1

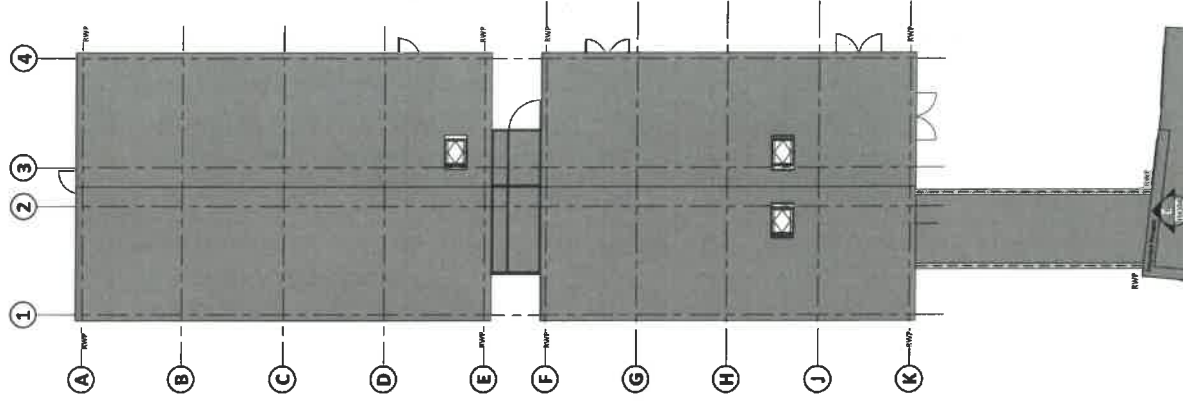


0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A1

2. First Floor Level
SCALE - 1 : 100@A1



3. Roof Level
SCALE - 1 : 100@A1



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Rev.	Date	Drawn	Check	Description
E	06/06/20	TEJ	TEJ	Tree screening added
D	24/03/20	TEJ	TEJ	Amendments for planning application
C	28/06/19	RCG	TEJ	Drawings updated
B	03/06/19	RCG	TEJ	Drawings updated
A	24/06/19	RCG	TEJ	Drawings updated

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PRELIMINARY ISSUE

Project Title:
Additional Residential Accommodation

Client:
The View Residential Home for the Elderly

Drawing Title:
Proposed Floor Plans

File Number: H240
Drawn By: RCG
Checked By: TEJ
Scale@A1: 1 : 100
Date: 04/06/20
Rev: E



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BOROUGH OF KETTERING

Committee	Full Planning Committee - 15/07/2020	Item No: 5.6
Report Originator	Sean Bennett Senior Development Officer	Application No: KET/2020/0177
Wards Affected	Burton Latimer	
Location	The Yews, 73 Kettering Road, Burton Latimer	
Proposal	Application for Listed Building Consent: Two storey rear extension with linked access to existing care home via a glazed link, demolition of outbuildings and additional parking	
Applicant	Mr G Khaw, The Yews Residential Home For The Elderly	

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 works to which this consent relate shall be begun before the expiration of 3 years from the date of this consent.

REASON: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and to prevent an accumulation of unimplemented consents.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and information detailed below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

3. No works shall proceed above slab level until precise details of the method of connection between the existing and the proposed building have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of visual amenity in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

4. All works of repair, restoration and replacement to existing and boundary walls (including re-pointing) and the proposed extension to the parapet shall exactly match the features on the original building.

REASON: To protect the architectural and historic interest of the building in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy

Officers Report for KET/2020/0177

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

3.0 Information

Relevant Planning History

KET/2020/0176 – Full Application: Two storey rear extension with linked access to existing care home, demolition of outbuildings and additional parking – Pending - to be considered at the same time as this application

Site Description

The 0.27ha site is located toward the northern extent of the Town within its Conservation Area and consists of a Grade II Listed Building. The property comprises an established 12-bed care home for the elderly. The site's Listed Building sits toward the front-eastern part of the site together with a detached associated dwelling occupied by the site operator with a long rear garden and front parking area.

The Listings description:

House, now old people's home. Mid C18 with later alterations. Coursed limestone rubble with ironstone bands, slate roofs with coped gables and C19 yellow brick ridge and end stacks. 2 storeys, 4-window range. Central C19 white-painted porch. C20 sash windows, those to ground floor with rendered surrounds and keystones, those to first floor with gauged stone heads. Parallel wing to rear, the twin gables facing the street, linked to form a parapet, and the gable end of the rear wing having 3 sash windows (narrow, wide, narrow) to the ground floor and a single sash window above, all with lintels with flush keystones. Interior not inspected, but believed to contain Victorian Gothic carved fireplace and panelling brought in during 1920's.

Proposed Development

The application seeks Listed Building Consent for a two-storey rear extension consisting of 16 bedrooms with linked access to existing care home, demolition of outbuildings and additional parking.

Pre-application

Pre-application advice was sought and given in the summer of 2018. Officer advised that the proposal was acceptable in principle subject to the design being appropriate and particularly the provision of a suitable link with the existing care home. In addition, amendments have been invited and provided during the application. Those amendments include the omission of steels as an external design feature.

The proposal is presented in a way that broadly accords with the pre-application advice and Officer comments provided during the application.

Any Constraints Affecting the Site

Within conservation area

Grade II Listed Building

Within setting of Grade II Listed Buildings and Wall to the north

4.0 Consultation and Customer Impact

Burton Latimer Town Council: No comments received at the time of writing this report

NCC – Archaeology: Say ‘no comments’ in their response.

Northamptonshire Police – Crime Prevention Design Adviser (CPDA): Provide security standards required for the door and windows.

Neighbours: Four third party letters of objections received from Station Road occupiers; summarised grounds:

- Adverse impact on privacy to neighbours and future occupiers
- Harm to residential amenity as a result of noise from the proposal
- Disturbances caused during construction
- Loss of trees that should be subject to Tree Preservation Orders (TPO’s)
- Adverse impact to birds
- Inappropriate materials and overdevelopment to a Listed Building
- Question the local need and benefit of the proposal
- The buildings to be demolished have asbestos rooves and their removal may harm the attached historic wall
- The proposal is not an extension but a major construction
- Poor access
- Poor accessibility for emergency services and poor turning space arrangements
- Increase in vehicular movements which will cause disturbance
- Adverse impact to the quiet character of the rear area
- Loss of view
- Devaluation of property

5.0 Planning Policy

National Planning Policy Framework (NPPF):

2. Achieving sustainable development

16. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Joint Core Strategy (JCS):

1. Presumption in favour of sustainable development

2. Historic environment

Other Relevant Documents:

Burton Latimer conservation area appraisal

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

Preliminary matters

Any impacts raised by third parties as a concern, other than those that relate to the significance of the Listed Building, are considered in the associated Full Planning Application report under application KET/2020/0176.

Main Issues

The key issue for consideration in this application is the impact of the proposal on the significance of heritage assets. Policy 2 of the JCS consistent with chapter 16 of the NPPF seeks to sustain and enhance the significance of such assets.

The proposal is also considered with regard to Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 which sets out the duty of Local Planning Authorities (when considering whether to grant planning permission for development which affects a listed building or its setting) to have special regard to

the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The proposal is accompanied by a proportionate 'Historic Impact Assessment', which is a requirement of paragraph 189 of the NPPF for such Assessments to be provided where there is impact on Heritage Assets.

The significance of the host Listed Building is derived from its provenance, stone construction and architectural features and thereby, together with other surrounding listed and non-designated buildings contributes to a pleasing historic environment on the approach to the Town. Whilst the building has seen some extensions to the rear of questionable success the extensive rear garden does create openness to the rear which is part of the setting of the Listed Building.

The loss of the existing outbuildings to make way for the proposal is not considered to be harmful. A safeguarding condition shall be imposed however to ensure that any damage caused to the boundary stone wall, following removal of the outbuildings, is replaced with matching materials.

The proposal is linked to the existing care home off a flat-roof addition to the rear and therefore not off the original building and consists of a sympathetic (albeit modern) and glazed lightweight corridor. This will also require an increase in the height of the existing addition that the linking corridor will be attached to. As a result of the minimal attachment to the Listed Building and as it would be attached to a later addition together with its lightweight nature the proposal would not cause any significant impact to the historic fabric of the Listed Building. The extended parapet would be conditioned to be constructed in materials that match the existing and precise details of the method of attachment between the proposal and the existing building would also be required by condition.

The provision of the link also gives a visual separation between the bulk of the proposal and the Listed Building. This ensures that the legibility of the Listed Building is retained and a semblance of its open setting to the rear. The scale, bulk and elongated footprint of the extension in the spacious and verdant rear garden however would have an adverse impact to the open rear setting of the Listed Building and in viewpoints from where its rear elevation is experienced. The harm is 'less than substantial'. This harm however is toward the lower end of that 'less than substantial' spectrum of harm as the rear views of the Listed Building are dominated by latter additions to the Building.

The design of the proposal has a recognisable rural slant with the use of natural stone and traditional barn proportions. There is also a modern character with the use of long windows and metal cladding to the walls. This approach is considered to strike the right balance between rural vernacular design, respecting its location adjacent to a farm, whilst also creating interest that is true to its domestic use. There are Officer doubts with respect to the use of metal cladding with a leaning more toward cedar cladding (or a material that gives a similar appearance). For that reason and with the applicant in agreement external materials shall be considered by condition through the approval of samples on the Full Planning application. The design therefore sits relatively comfortably in its context.

Where 'less than substantial harm' to the significance of a heritage asset is identified (and harm generally), this harm should be weighed against the public benefits of the proposal as laid out at paragraph 196 of the NPPF.

In this case and with a low level of 'less than substantial harm' apportioned, for the reasons outlined above, the significant weight and public benefit associated with the provision of 16 care homes spaces to an existing facility is considered to out-weigh the harm identified to the setting of the Listed Building and the area. The report associated with the Full Application under reference KET/2020/0176 should be referred to for discussion on 'need'.

The proposal, therefore, whilst it is inconsistent with Policy 2 of the JCS in terms of the identified harm, is considered to comply with NPPF guidance which permits the weighing of public benefits as a material planning consideration where there is harm. Consequently, the proposal is acceptable in this regard.

Conclusion

The proposal, when considered as a whole, is a sustainable form of development that would meet an identified need for this type of residential accommodation, which is considered to be public benefit that would out-weigh harm. Therefore, consistent with paragraph 11 of the NPPF should be approved without delay. As such the application is recommended for approval subject to the imposition of the conditions laid-out.

Background Papers

Title of Document:

Date:

Contact Officer:

Sean Bennett, Senior Development Officer on 01536 534316

Previous Reports/Minutes

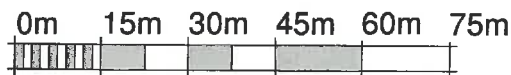
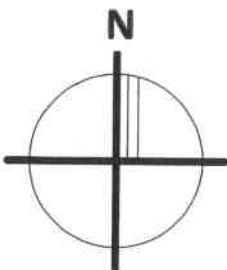
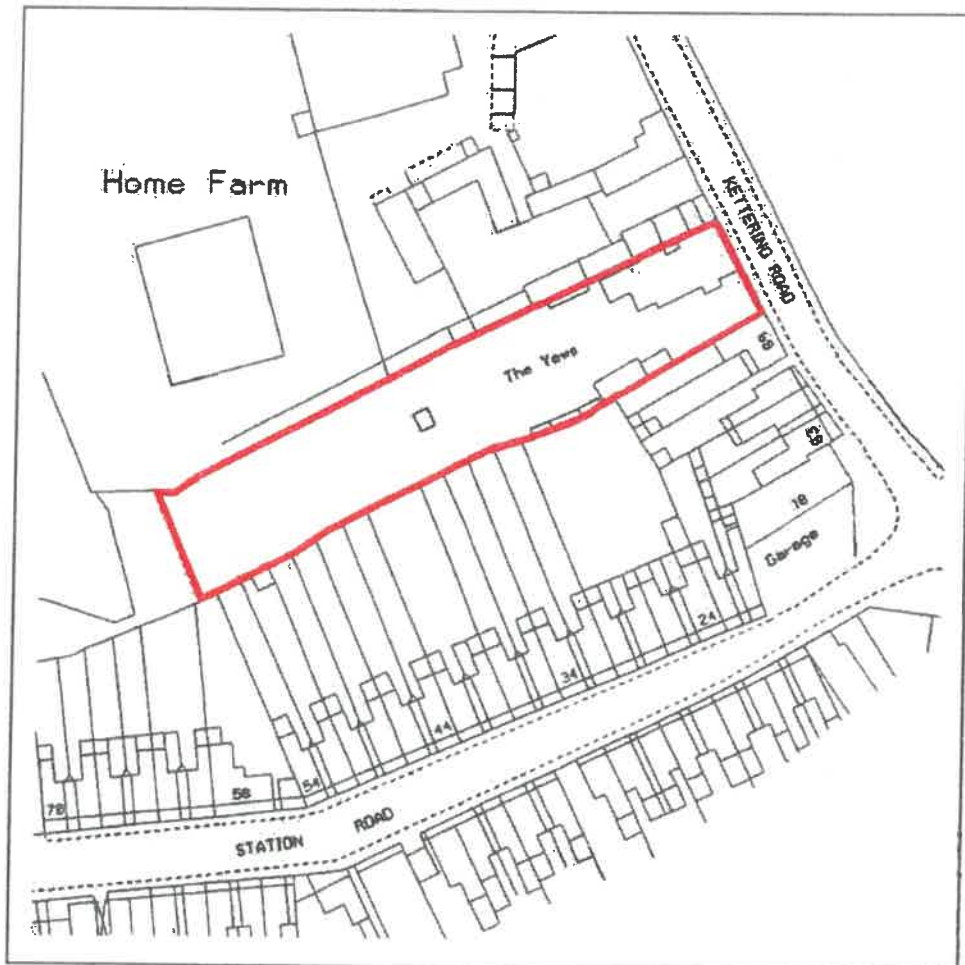
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Gloucester: 01452 525 019, Harrogate: 01423 815 121,
Milton Keynes: 01908 010 030, Newcastle: 01913 898 917

Drawing Title:
Site Location Plan

File Number: Hc040

Drawn By: RCG

Checked By: TEJ

Scale@A4: 1 : 1250 **Date:** 11/04/19

Dwg No: (S)01 **Rev:** A

Project Title:
Additional Residential Accommodation

Client:
The Yews Residential Home for the Elderly

Rev.	Date	Drawn	Chkd	Description
A	24/03/20	TEJ	TEJ	Amendments for planning registration

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Rev.	Date	Drawn	Checked	Description
D	06/05/20	TEJ	TEJ	Trees screening added
E	28/06/19	RCG	TEJ	Site plan updated
A	28/04/19	RCG	TEJ	Drawings updated

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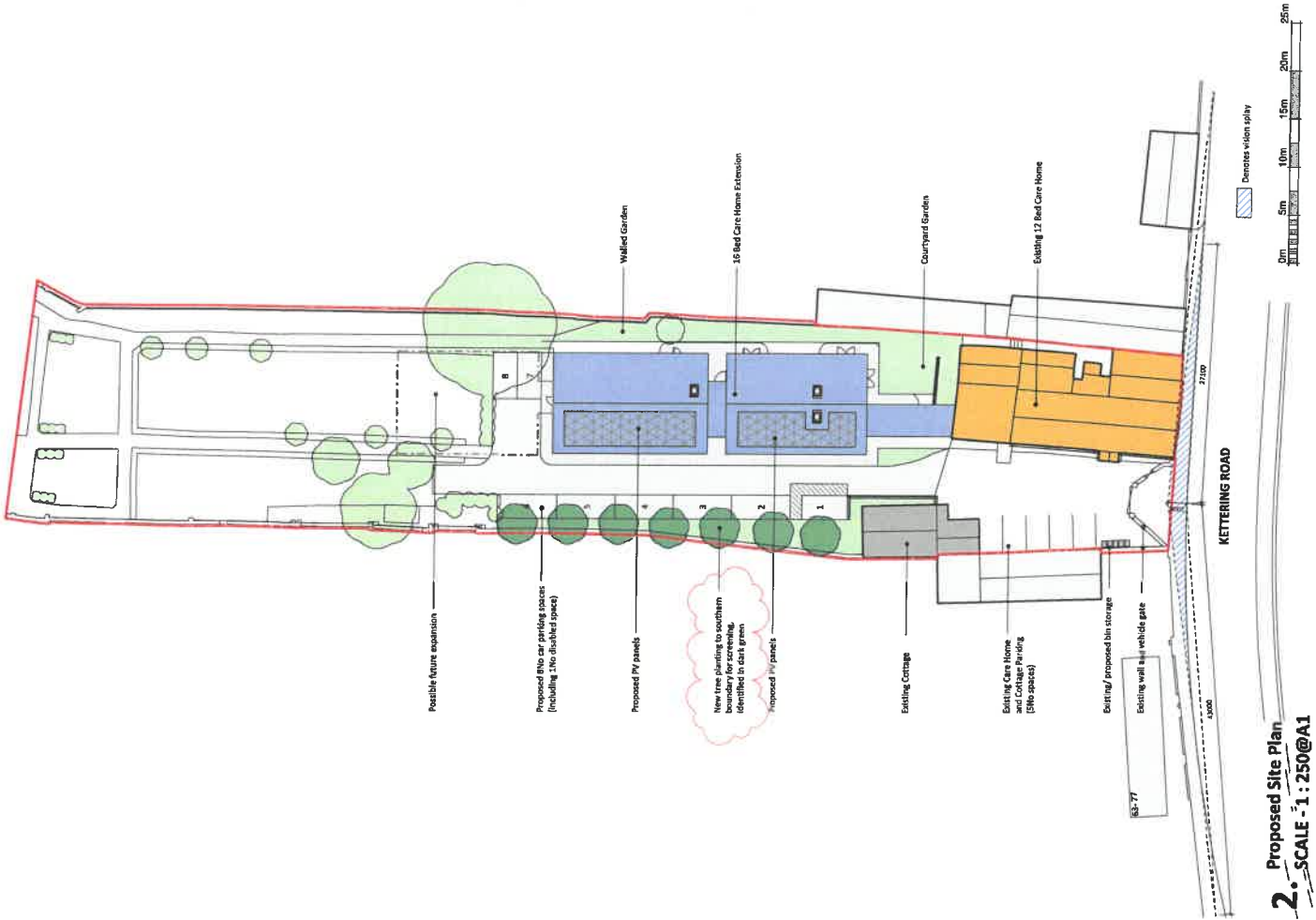
PRELIMINARY ISSUE

Project Title:
 Additional Residential Accommodation

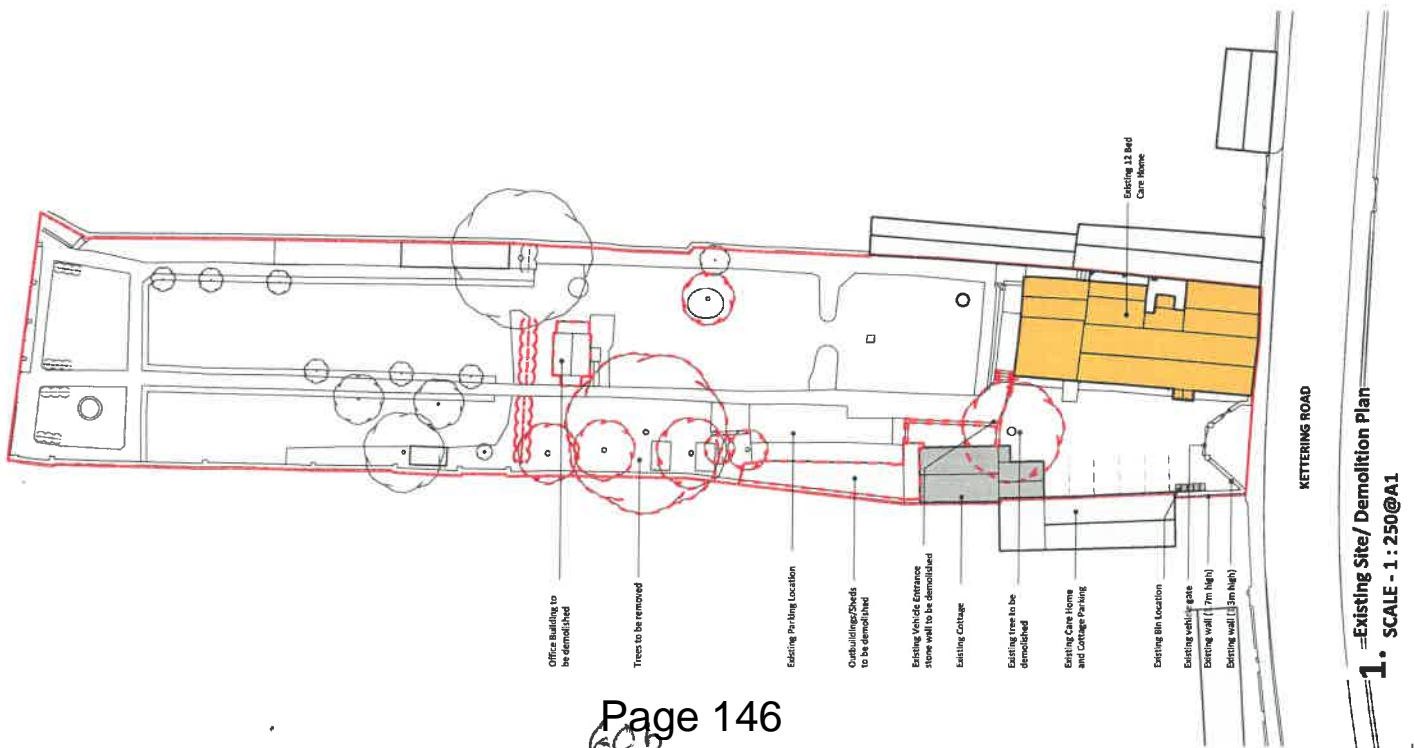
Client:
 The New Residents' Home for the Elderly

Drawing Title:
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Drawn By:	RCG
Checked By:	TEJ
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Date@A1/18	04/04/18
Dwg No:	(SK01)
Rev:	D



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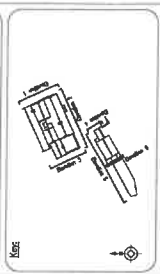


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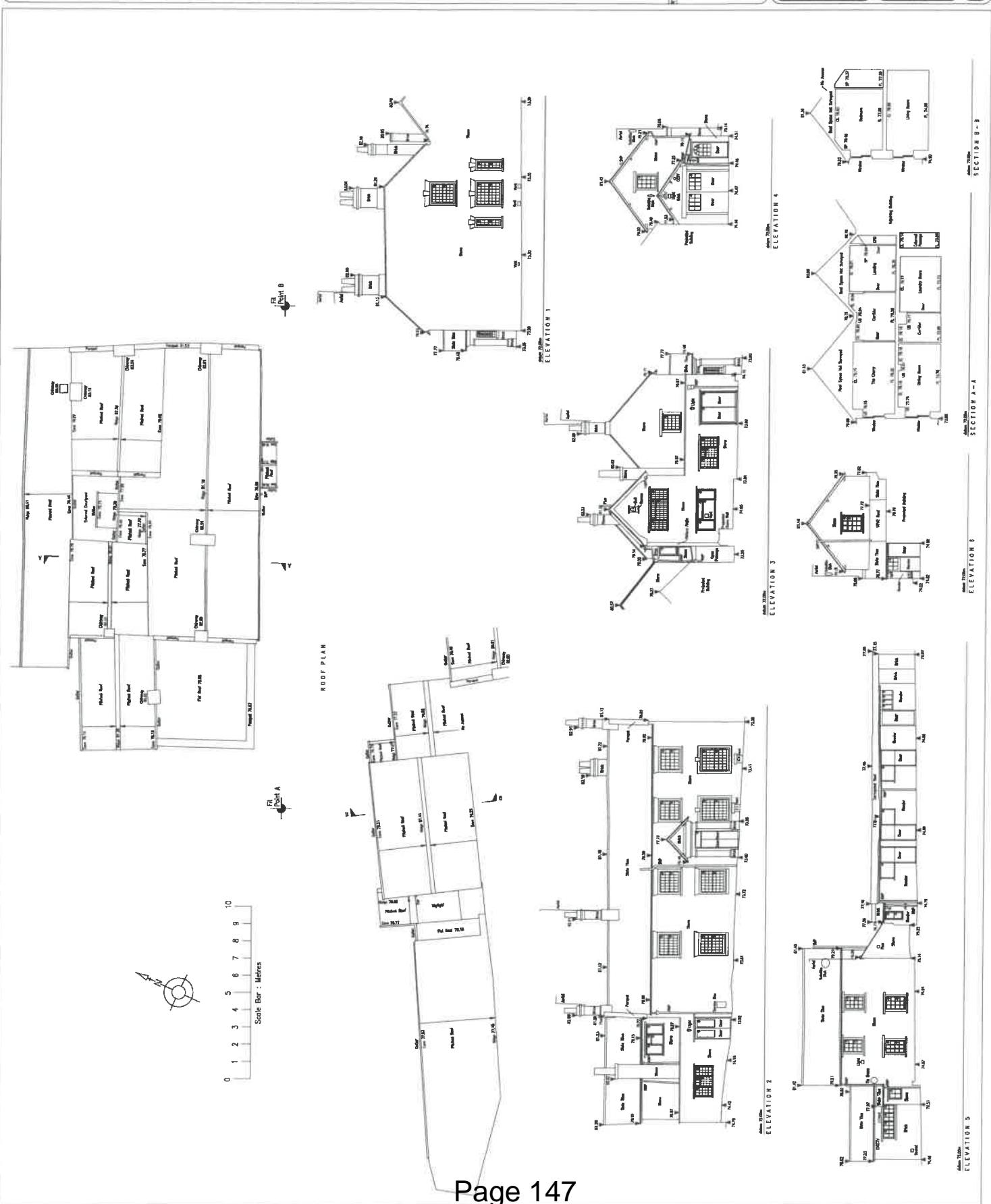
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For Conditions, Contact:
 M.A.
 Level: As shown
 All Levels relate to 200000 ortho GPD



Notes:



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A/Professor Colin Ellis, Postgraduate Diploma
 Final: 2010/2011

THE SURVEY ASSOCIATION

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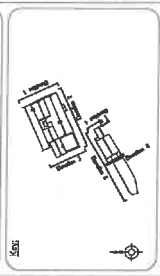
STRAS

Client: The Yves Residential Home for the Elderly
Site: 73 Melrose Road, Barton Ladder
Client: NHS GP
Survey No.: Measured Building Survey
**Roof Plan, Elevations 1-5
 Sections A-A, B-B**

Drawn	17/08/2005	Checked	17/08/05
Drawn	2/2/07	Checked	2/2/07

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Brickwork	As per specification
Blockwork	As per specification
Roofing	As per specification
Windows	As per specification
Doors	As per specification
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Plaster	As per specification
Insulation	As per specification
Lighting	As per specification
Sanitaryware	As per specification
Electrical	As per specification
MEP	As per specification
Structural Steel	As per specification
Handrails	As per specification
Signage	As per specification
Landscaping	As per specification
Site Works	As per specification
Other	As per specification

For Specialist Details -
See Notes
All Levels unless stated otherwise



Notes:

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 CHECKED BY: [Signature]
 PROJECT: [Project Name]

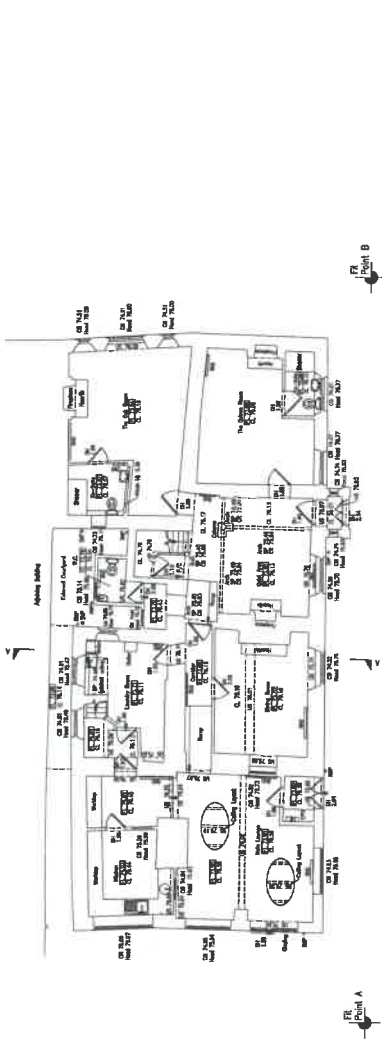
Logos: HAS, RICS, THE SURVEY ASSOCIATION, GLOBAL SURVEYS

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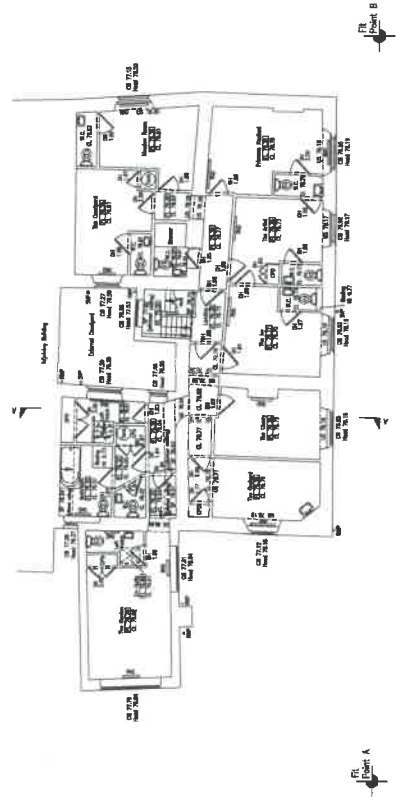
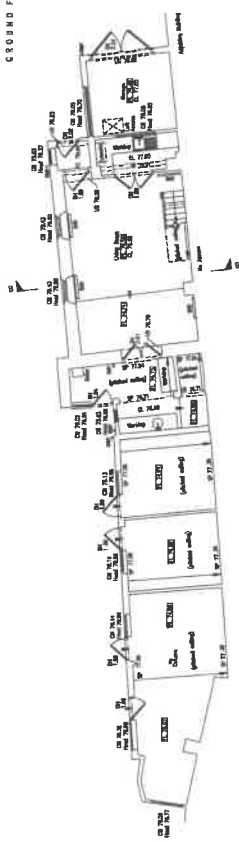
Client: The Years Residential Home for the Elderly
 73 Kettlewell Road, Burton Latimer
 WF15 5UP

Survey Title: The Years Residential Home for the Elderly
 Mensural Building Survey
 Ground & First Floor Plan

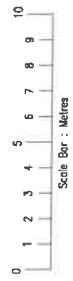
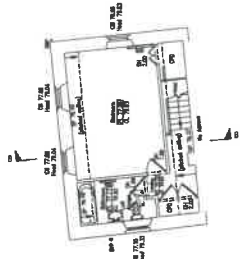
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



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Rev.	Date	Drawn	Check	Description
D	08/05/20	TEJ	TEJ	Ground level detail omitted
C	24/03/20	TEJ	TEJ	Revised drawings for planning submission
B	28/02/19	ROG	TEJ	Drawings updated
A	09/02/19	ROG	TEJ	Drawings updated

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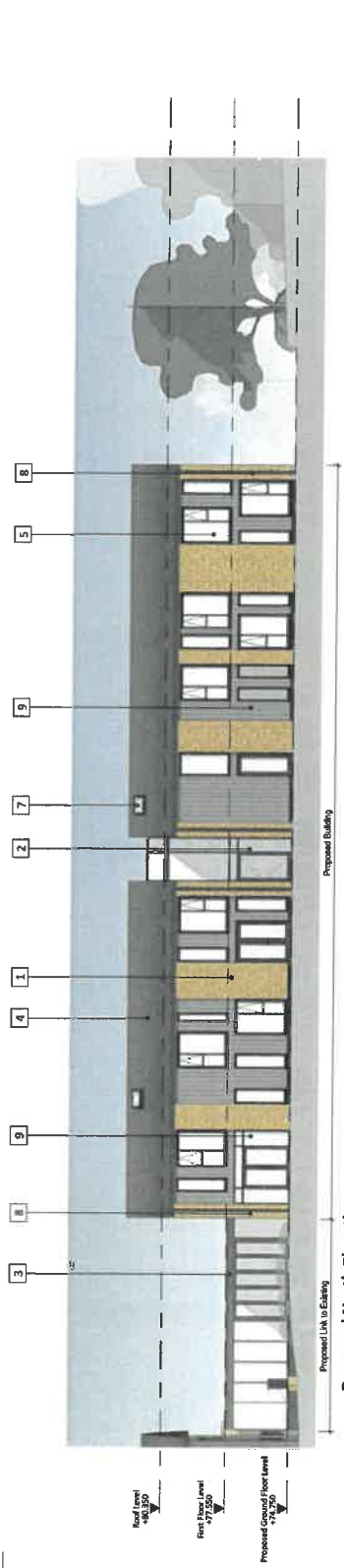
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PRELIMINARY ISSUE
 Project Title:
 Additional Residential Accommodation

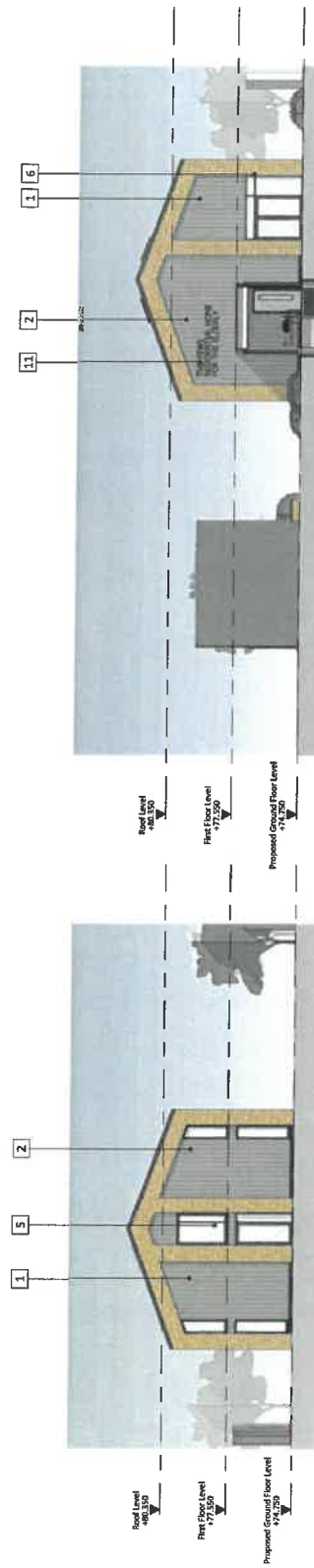
Client:
 The Yews Residential Home for the Elderly

Drawing Title:
 Proposed Elevations

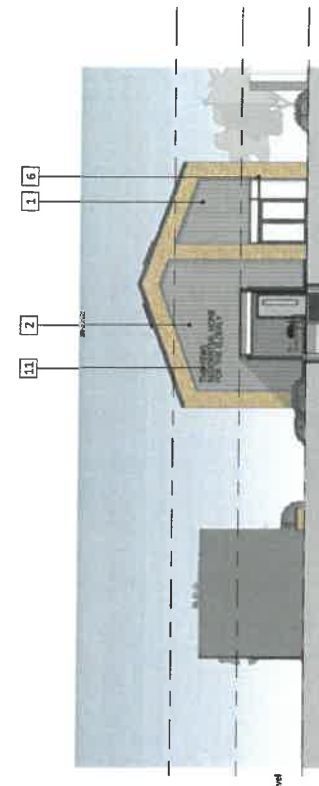
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Checked By:	TEJ
Scale @ A1:	1:100
Date:	20/05/19
Drawn No:	1004
Rev:	D



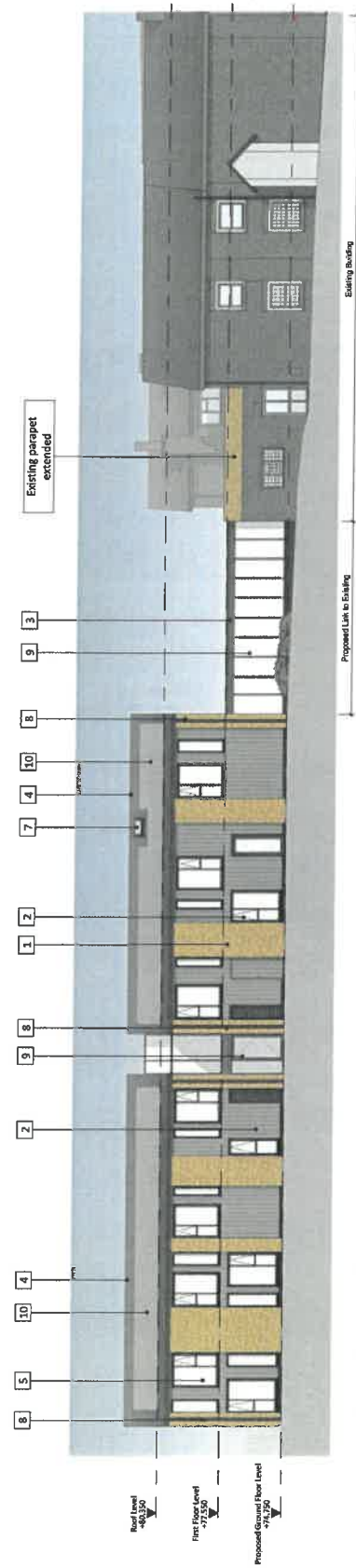
1. Proposed North Elevation
 SCALE - 1:100@A1



2. Proposed West Elevation
 SCALE - 1:100@A1



3. Proposed East Elevation
 SCALE - 1:100@A1



4. Proposed South Elevation
 SCALE - 1:100@A1

- Legend
- 1 Stonework
 - 2 Metal Cladding
 - 3 PPC Edge Trim
 - 4 Concrete Interlocking Tiles
 - 5 PPC Aluminium Windows
 - 6 PPC Aluminium Doors
 - 7 Low Profile Raoflights
 - 8 Unsealed Basement Pipes
 - 9 Curtain Walling
 - 10 PV Panels
 - 11 Indicative signage to be covered by separate future application

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Rev.	Date	Drawn	Check	Description
E	06/05/20	TJ		Tree screening added
D	24/02/20	TJ		Amendments for planning
C	28/09/19	RCS	TJ	Drawings updated
B	07/06/19	RCS	TJ	Drawings updated
A	24/04/19	RCS	TJ	Drawings updated

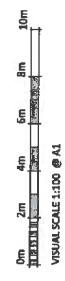
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 35 HIGHAMPTON, KETTERING,
 LEICESTERSHIRE LE16 3GS, ENGLAND
 Telephone 01533 633 465, Email gss@gssarch.co.uk,
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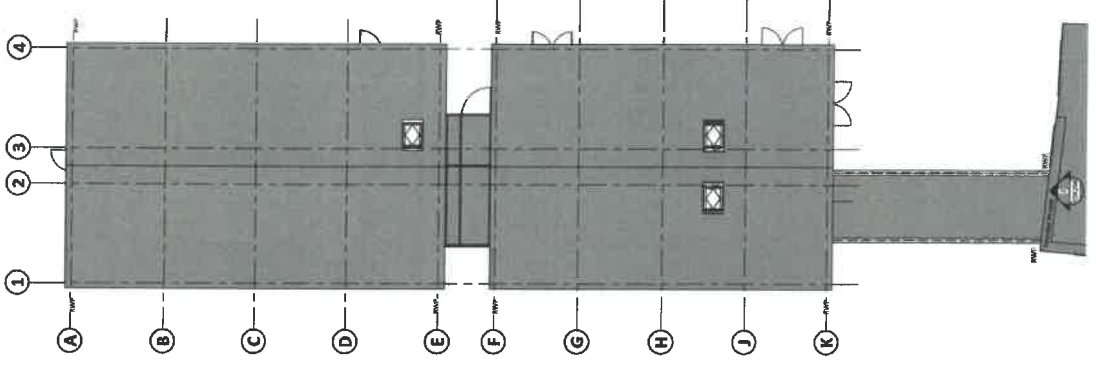
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PRELIMINARY ISSUE
 Project Title:
 Additional Residential Accommodation

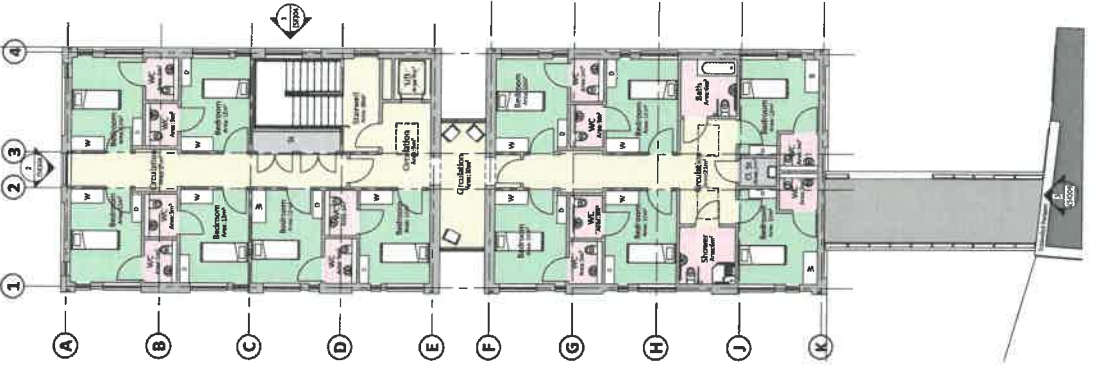
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Drawing Title: Proposed Floor Plans
File Number: NS000
Drawn By: RCS
Checked By: TJ
Scale@A1: 1:100
Date@A1: 06/05/20
Dwg No.: 05002
Rev.: E



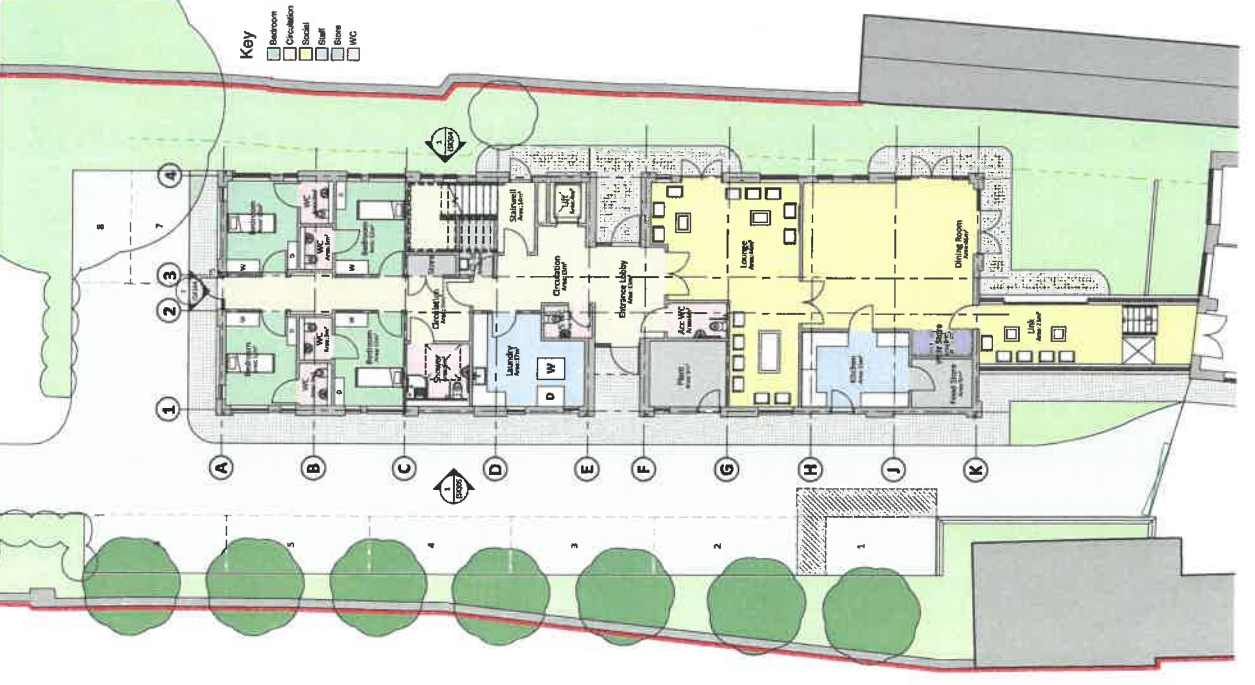
3. Roof Level
SCALE - 1:100@A1



2. First Floor Level
SCALE - 1:100@A1



1. Proposed Ground Floor Level
SCALE - 1:100@A1



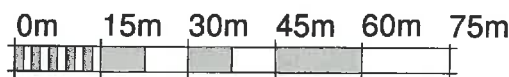
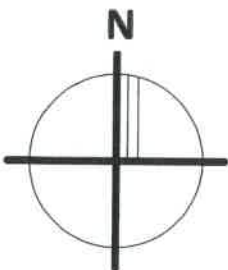
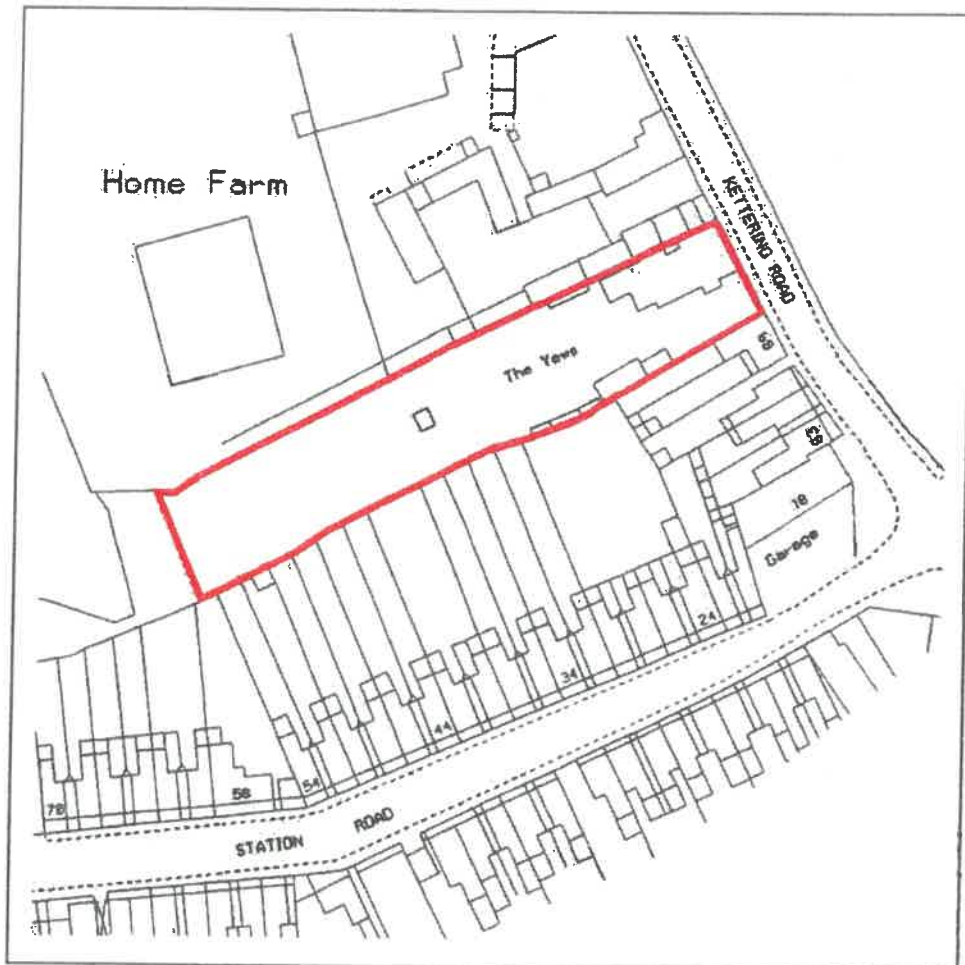


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Rev.	Date	Drawn	Chkd	Description
A	24/03/20	TEJ	TEJ	Amendments for planning registration

Drawing Title:
Site Location Plan

File Number: Hc040

Drawn By: RCG

Checked By: TEJ

Scale@A4: 1 : 1250 **Date:** 11/04/19

Dwg No: (S)01 **Rev:** A

Project Title:
Additional Residential Accommodation

Client:
The Yews Residential Home for the Elderly

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Rev.	Date	Drawn	Checked	Description
D	06/05/20	TEJ	TEJ	Trees screening added
B	28/04/19	RCG	TEJ	Drawings updated
A	28/04/19	RCG	TEJ	Drawings updated

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 VAT No: 264 543 813
 Business Registration No: 02068410
 Nominated Person: 02068410



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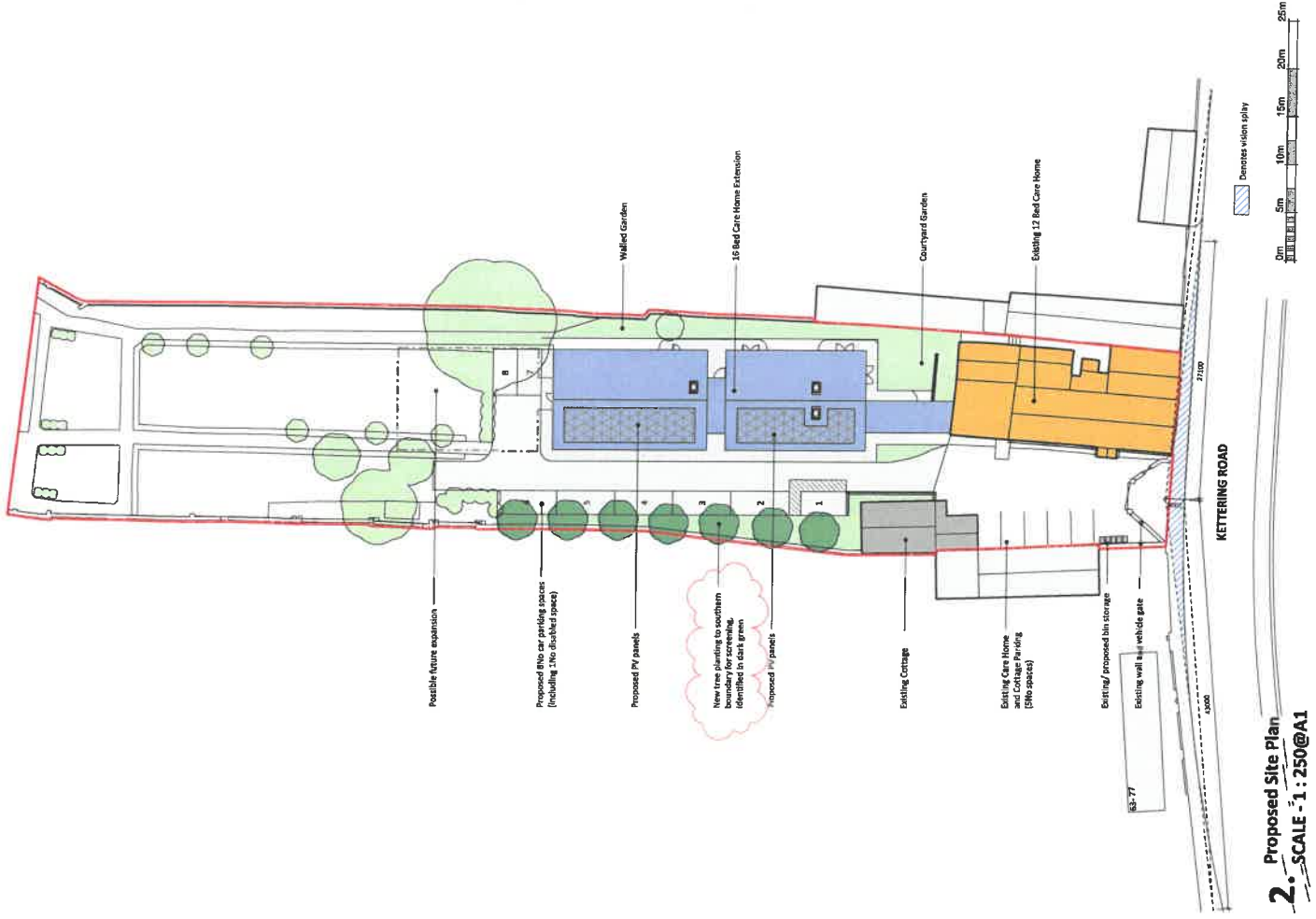
PRELIMINARY ISSUE

Project Title:
 Additional Residential Accommodation

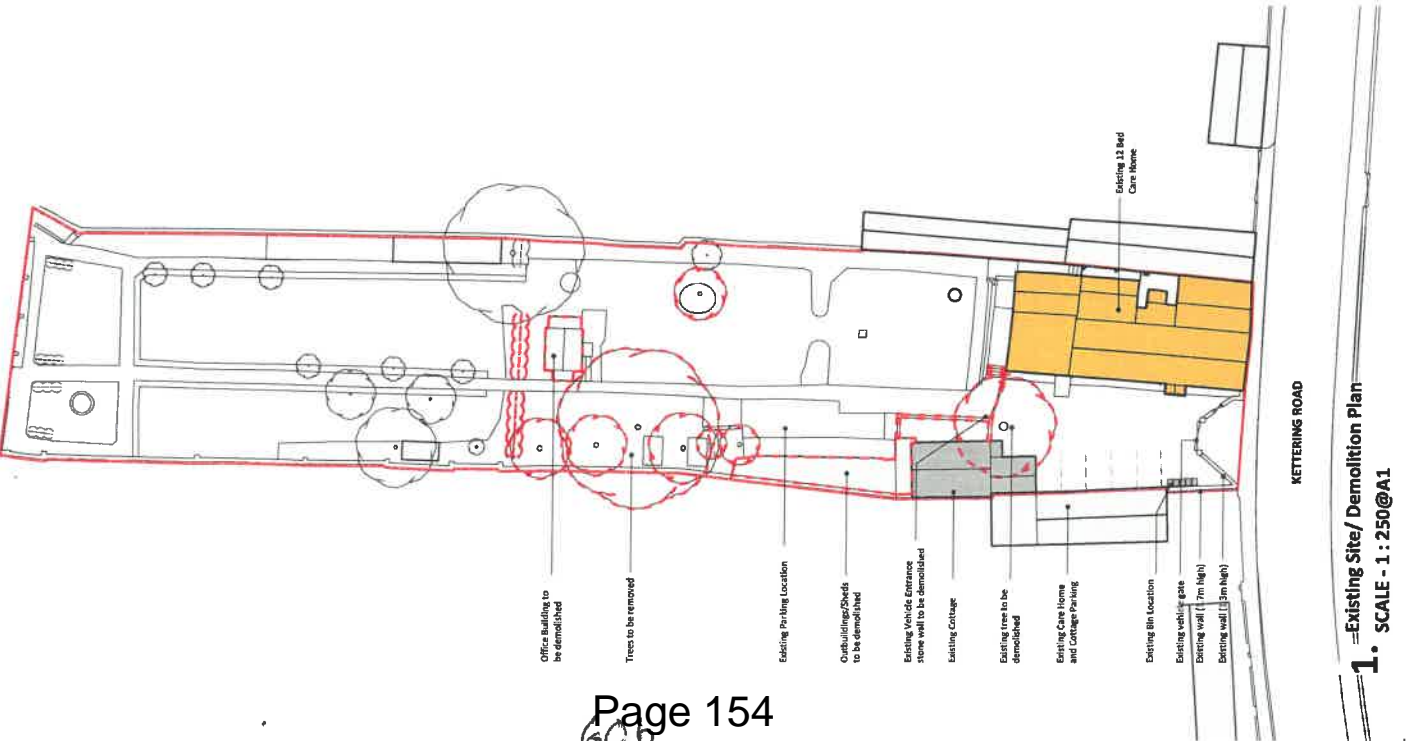
Client:
 The New Residents' Home for the Elderly

Drawing Title:
 Site Plans

File Number:	16100
Drawn By:	RCG
Checked By:	TEJ
Scale@A1:	1 : 250
Date:	04/04/18
Dwg No:	(SK01)
Rev:	D



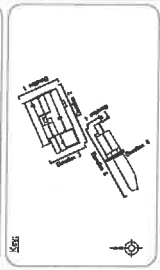
2. Proposed Site Plan
SCALE - 1 : 250@A1



1. Existing Site/ Demolition Plan
SCALE - 1 : 250@A1

Abbreviation	Meaning
1	1st Floor
2	2nd Floor
3	3rd Floor
4	4th Floor
5	5th Floor
6	6th Floor
7	7th Floor
8	8th Floor
9	9th Floor
10	10th Floor
11	11th Floor
12	12th Floor
13	13th Floor
14	14th Floor
15	15th Floor
16	16th Floor
17	17th Floor
18	18th Floor
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90	90th Floor
91	91st Floor
92	92nd Floor
93	93rd Floor
94	94th Floor
95	95th Floor
96	96th Floor
97	97th Floor
98	98th Floor
99	99th Floor
100	100th Floor

For Questions Contact:-
Mr. N. K. SINGH
Level 2nd Floor
All Levels inside of GROUND FLOOR OFS

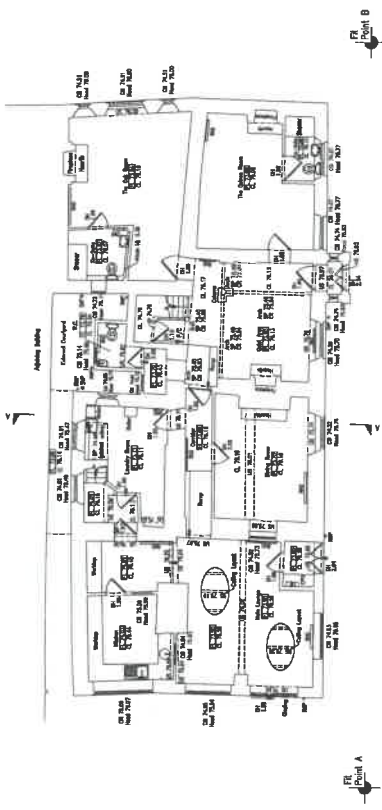


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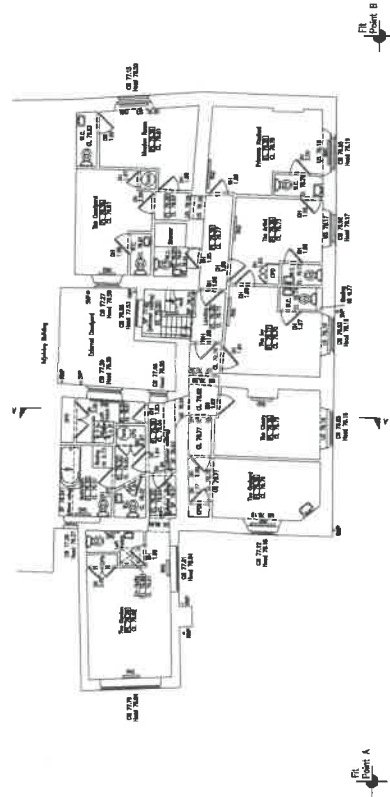
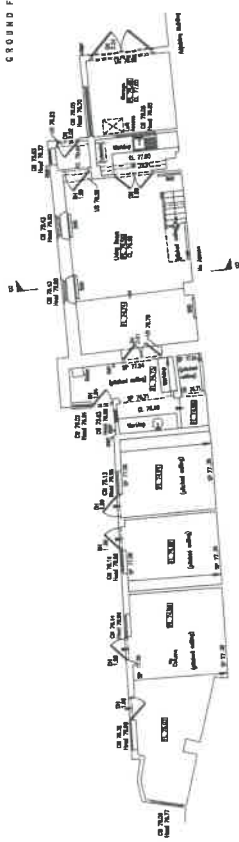
DATE: 28/02/2024
DWT: 28/02/2024

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Email: info@globalsurveys.co.uk

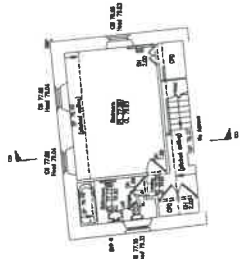
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The 'Years Residential Home for the Elderly' 73 Kettering Road, Burton Latimer WFD 5DP	The 'Years Residential Home for the Elderly' Mansfield Building Survey Ground & First Floor Plan	1:100	1 of 2	28/02/2024	Surveyor	Checked



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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Rev.	Date	Drawn	Checked	Description
D	08/05/20	TEJ	TEJ	Ground level detail omitted
C	24/03/20	TEJ	TEJ	Revised drawings for planning submission
B	28/02/19	ROG	TEJ	Drawings updated
A	09/02/19	ROG	TEJ	Drawings updated

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NBS: 01535 511121

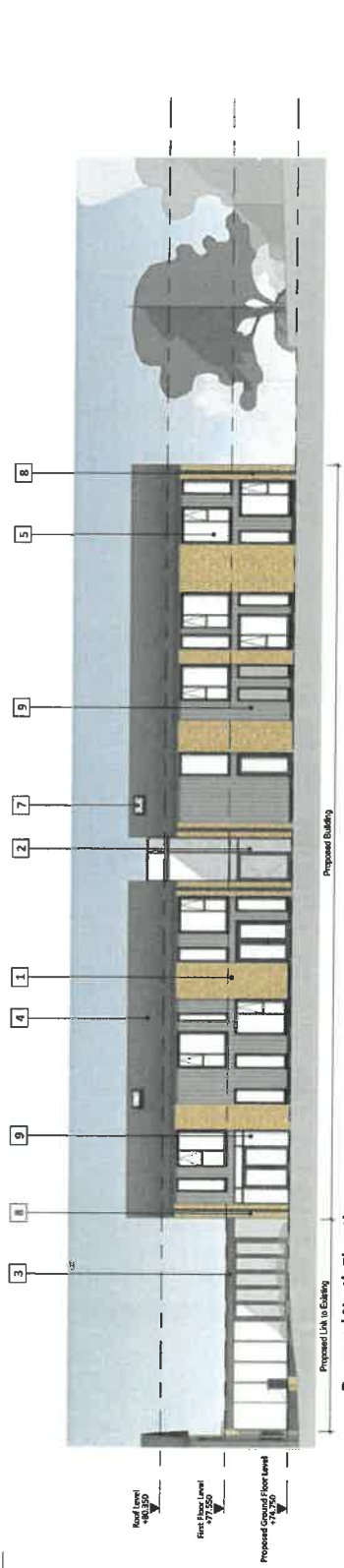
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PRELIMINARY ISSUE
Project Title:
Additional Residential Accommodation

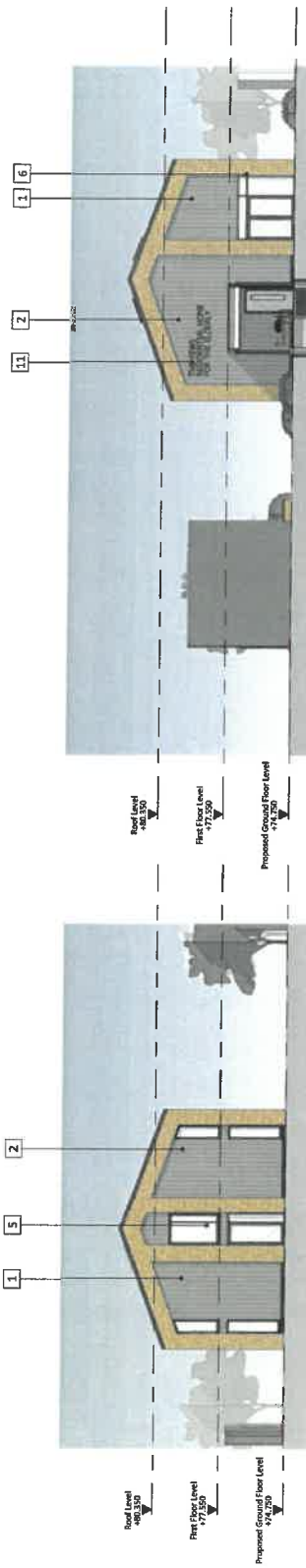
Client:
The Yews Residential Home for the Elderly

Drawing Title:
Proposed Elevations

File Number:	H040
Drawn By:	ROG
Checked By:	TEJ
Scale @ A1:	1:100
Date:	20/05/19
Drawn No:	1004
Rev:	D

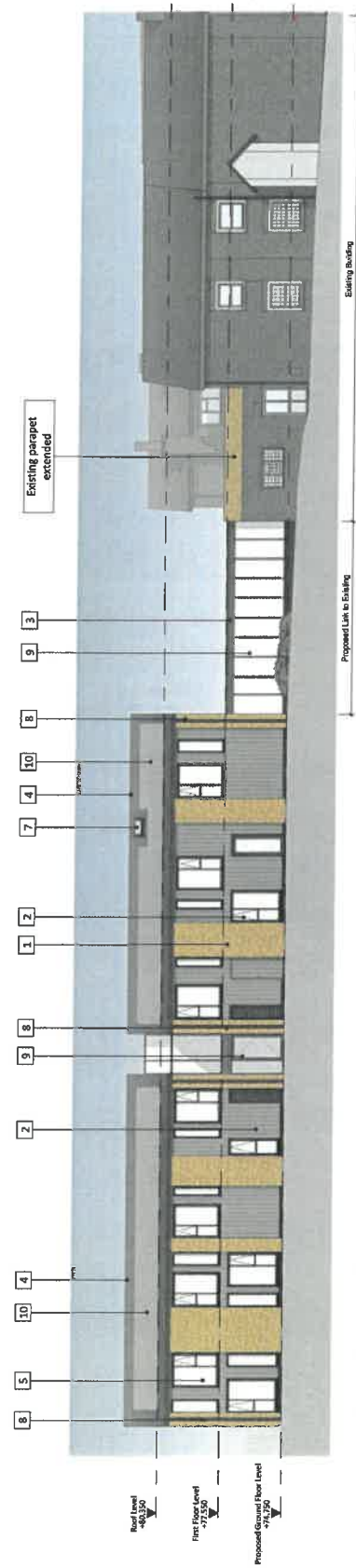


1. Proposed North Elevation
SCALE - 1:100@A1



2. Proposed West Elevation
SCALE - 1:100@A1

3. Proposed East Elevation
SCALE - 1:100@A1



4. Proposed South Elevation
SCALE - 1:100@A1

- Legend
- 1 Stonework
 - 2 Metal Cladding
 - 3 PPC Edge Trim
 - 4 Concrete Interlocking Tiles
 - 5 PPC Aluminium Windows
 - 6 PPC Aluminium Doors
 - 7 Low Profile Raoflights
 - 8 Unsealed Basement Pipes
 - 9 Curtain Walling
 - 10 PV Panels
 - 11 Indicative signage to be covered by separate future application





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BOROUGH OF KETTERING

Committee	Full Planning Committee - 15/07/2020	Item No: 5.7
Report Originator	Sean Bennett Senior Development Officer	Application No: KET/2020/0207
Wards Affected	St. Michaels and Wicksteed	
Location	Grey Gables, 15 Pytchley Road, Kettering	
Proposal	Outline Application: Demolition of existing house and construction of 4 no. dwellings	
Applicant	Mrs E R Pearce	

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. Details of the appearance, landscaping, layout and scale (hereinafter called the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority) and the development shall not be carried out other than as approved.

REASON: In order to secure a satisfactory development and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

3. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

4. The development hereby permitted shall not be carried out other than in accordance with the approved plans and information detailed as approved below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. The development shall not be carried out other than in accordance with the conclusions and recommendations of the 'Ecological Walk-over Survey, Daytime Bat Assessment, Habitat Suitability Index and Public Records Search Results Survey' report

dated January 2020, referenced S:6856/J001283 compiled by Betts Ecology and the Tree Survey dated 20 December 2019 as compiled by RJ tree Service Ltd. At least one bird box shall be provided on site prior to occupation of the first dwelling.

REASON: In the interests of protecting ecology in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

6. The development shall not exceed two storeys in height.

REASON: In the interests of the visual appearance in accordance with Policy 8 of the North Northamptonshire JCS.

7. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority. 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.

8. No development shall take place until a plan showing details of existing and intended final ground and finished floor levels has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: Finished Floor Levels are necessary prior to commencement to protect the privacy of the occupiers of adjoining properties in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

9. Prior to demolition a Demolition and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the demolition and construction works.

REASON: Details are required prior to the commencement of development because demolition and construction management occur early in the construction process and in the interests of safeguarding highway safety and residential amenity in accordance with Policy 8 of the Northamptonshire Joint Core Strategy

10. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) fieldwork in accordance with the agreed written scheme of investigation;
- (ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);
- (iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

REASON: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 199.

11. Prior to construction above slab level a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and any existing trees to be retained shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier. Any newly approved trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To improve the appearance of the site in the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

12. The development shall not progress above slab level until details of the types and colours of all external facing and roofing materials to be used and details of the hard-surfacing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details. REASON: In the interests of the visual amenities of the area in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

13. No works shall proceed above slab level until full details of all windows, doors (including their surrounds), porch, rooflights, chimney, verge detailing and rainwater goods have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details. REASON: In the interests of visual amenity in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

14. The development shall not proceed above slab level until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details, which shall remain in place thereafter. REASON: In the interests of the amenity and protecting the privacy of the neighbouring property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

15. Prior to construction above slab level full details of the access arrangements shall be provided to and approved in writing by the local planning authority. These details shall include a gateway width of at least 3.1m, an access driveway width of at least 3.7m, hard bound surfacing for the first 5m, no gates within 5.5m of the highway, 2x2m visibility splays and provision of a bin storage area within 15m of the site access. The development shall be carried out in accordance with the approved details which shall be in place prior to first occupation and remain in that form thereafter. REASON: In the interest of highway safety and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

16. 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.

17. All dwellings shall be constructed to achieve a maximum water use of no more than 105 litres per person per day in accordance with the optional standards 36(2)(b) of the Building Regulations 2010 (as amended) as detailed within the Building Regulations 2010 Approved Document G - Sanitation, hot water safety and water efficiency (2015 edition).

REASON: In the interests of water efficiency in a designated area of water stress in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy 2016.

18. All new dwellinghouses shall be constructed to meet M4(2) Accessible and Adaptable Dwellings of schedule 1 part M of the Building Regulations 2010 (as amended) unless otherwise approved in writing by the local planning authority.

REASON: In the interests of ensuring that the development caters for both the current and future needs of the population and in the interests of sustainable development in accordance with Policy 30 of the North Northamptonshire Joint Core Strategy 2016.

Officers Report for KET/2020/0207

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

3.0 Information

Relevant Planning History

KET/2020/0062 – Outline Application - Demolition of existing house and construction of 5 no. dwellings – Withdrawn – 10/03/2020

Site Visit

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

Site Description

The 0.5ha site consists of a large early twentieth century rendered house arranged in a H-shape with two through front-to-rear facing gables with an intervening parapet element set on a generous, landscaped plot.

Surrounding land uses are residential with Wicksteed Park to the east.

Proposed Development

The application seeks outline planning permission with access (reserved for later determination: appearance, landscaping, layout and scale) for demolition of the existing house and construction of four dwellings. Access is proposed to be taken from its current location.

The application was accompanied by an ecological survey, a tree survey and an indicative layout that shows four detached dwellings with double garages and a driveway through the centre of the site.

Pre-application

Pre-application advice was given in late 2019 for a five-dwelling scheme like the application that was recently withdrawn. Officers expressed concern to the proposal; saying that the provision of five dwellings would be unsympathetic to the spacious and green character of the site and the setting of the adjacent Park. The applicant was advised to reduce the density.

The application has been submitted with regard to the Council's pre-application recommendations.

Any Constraints Affecting the Site

Setting of Grade II Historic Park/Garden (Wicksteed Park)
Access on to an A-Road (A509)

4.0 Consultation and Customer Impact

KBC – Environmental Protection Department: No objection subject to the imposition of the following conditions: control to construction working hours, provision of a demolition/construction method statement and contaminated land

NCC – Local Highway Authority (LHA): Object based on the insufficient width of the shared drive; with the following summarised observations:

- Preference would be to have the access moved southward to reduce conflict with Lewis Road opposite
- No building should more than 45m from the highway or otherwise the access should have a width of at least 3.7m to allow for emergency vehicle access
- Pedestrian visibility of 2x2m should be provided at the access
- The access should be hard bound at least 5m back of the highway, have no gates within 5.5m of the highway with water discharging within the site

NCC – Ecology: Say that the biodiversity impacts are minimal however a method statement for dismantling the log piles and soil spoil within the site should be provided and a bird box should be provided to compensate for felled conifer.

NCC – Archaeology: No objection subject to the imposition of a phased programme of archaeological works condition.

The Garden Trust: Say that they “do not wish to make comments”.

Cadent (National Grid): (*Comments provided for withdrawn application*): Advise that there is a low-medium gas pipe that runs within the site.

Neighbours: Five third party letters of objection received from surrounding residences; summarised grounds:

- Loss of light and outlook
- Loss of privacy including toward garden
- Harmful impact to drainage, utilities and soil stability
- Loss of wildlife habitat
- Adverse impacts caused to health and amenity as a result of demolition and construction and from increased levels of car emissions
- Congestion caused on the local road network making it difficult to existing adjacent driveways
- Proposal not in keeping with the open character of the area and overdevelopment
- The loss of the existing dwelling (as a 1930's building of prestige) and trees would be a 'real loss'
- Harmful impact on highway safety given the busy nature of the A509 and its proximity to a busy junction and general access arrangements.

5.0 Planning Policy

National Planning Policy Framework (NPPF):

2. Achieving sustainable development
5. Delivering a sufficient supply of homes
9. Promoting sustainable transport
11. Making effective use of land

- 12. Achieving well-designed places
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Joint Core Strategy (JCS):

- 1. Presumption in favour of sustainable development
- 4. Biodiversity
- 8. Place Shaping
- 9. Sustainable Buildings
- 28. Housing requirements
- 29. Distribution of new homes
- 30. Housing mix and tenure

Saved Policies in the Local Plan (LP) for Kettering Borough:

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 adaption to, climate change.

8.0 Planning Considerations

The key issues for consideration in this application are: -

1. Principle of the development
2. Impact on character and appearance
3. Impact on residential amenity
4. Impact on highway safety
5. Impact on ecology
6. Impact on archaeology
7. Other matters

1. Principle of the development

The principle of proposing residential development within Town confines is consistent with saved Local Plan Policy 35, and Policies 11 and 29 of the JCS that seek to focus development in Towns in the interest of sustainability and to safeguard rural areas. The basic tenet therefore for residential development at this location is acceptable.

Residential gardens have however been excluded from the NPPF's 'previously developed land' definition and as such the encouragement for its development in JCS Policy 6 and the NPPF does not apply to most of the site.

2. Impact on character and appearance

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.

Pytchley Road retains a strong linear pattern of development with a uniform highway set-back consisting of detached dwellings in a variety of styles. The site is also experienced from Wicksteed Park and therefore has two frontages that should be considered.

The regularity in this linear pattern has been altered to the northern extent of Pytchley Road, in the vicinity of the proposal, with some of the larger plots having seen back-land development such as at 21 & 23 and 7a & 7b Pytchley Road, either side of the site and accessed via private driveways off Pytchley Road. As such this back-land arrangement for housing development in the immediate locality is part of the areas defining character. For that reason, a suitable form of back-land development is acceptable.

As the site is located within the setting of The Grade II Listed Wicksteed Park and Gardens the proposal falls to be considered under Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 which sets out the duty of Local Planning Authorities (when considering whether to grant planning permission for development which affects a listed building or its setting) to have special regard to the desirability of preserving its setting or any features of special architectural or historic interest which it possesses.

Policy 2 of the JCS consistent with Chapter 16 of the NPPF seeks development to sustain and enhance the significance of heritage assets.

The significance of Wicksteed Park is derived from its purpose-built recreational function dating back over 100 years with all its associated facilities and features, with its openness and the spaciousness of the surrounding land resulting in a sense of rural undulation to the land together with a tangible sense of tranquillity. The site and its spaciousness contribute to the open green edge of Wicksteed Park and therefore its development would have an impact to its setting. And whilst the existing dwelling on the site may fall short of being considered a non-designated heritage asset it nevertheless provides an attractive and sympathetic view from where the site is experienced from within Wicksteed Park. Any replacing development should therefore not significantly diminish the positive interaction that the site currently has with Wicksteed Park. The loss of the existing dwelling therefore is acceptable provided that the replacing development is suitable.

The recent application on the site for five dwellings was withdrawn and was considered to constitute overdevelopment that failed to respect the surrounding pattern of development and the site's openness.

This immediate application consists of four dwelling. The indicative layout provided shows four executively sized houses arranged in a two-by-two formation with two toward the front of the site and two behind with a detached double garage serving each dwelling. The two dwellings toward the front of the site, fronting Pytchley Road, follow the set-back and general linear arrangement and density evident in Pytchley Road with a highway set-back of at least 14m. This together with utilisation of the existing access and driveway position results in retention of the attractive spacious and treed frontage and thereby provides the site with instant and sympathetic landscape maturity which allows it to integrate successfully within the Pytchley Road streetscape.

The two dwellings (plots 3 & 4) proposed toward the rear of the site would effectively form a frontage facing Wicksteed Park. These dwellings are shown as being set-back at least 18m from the Wicksteed Park boundary. This distance is significantly less than the set-back associated with 21 and 23 Pytchley Road to the south which are set-back approximately 10m from the Wicksteed Park edge. This arrangement therefore is consistent with the residential pattern and density of development either side of the proposal and would be sympathetic to the setting of Wicksteed Park with the scale of the houses being reduced by perspective as a result of their distance from the Park edge.

The density of the overall site is consistent with its surroundings and retains a significant spaciousness particularly at its edges. The heights of the dwellings shall be restricted to no more than two storeys (no dormers) by condition and a condition shall also being attached relating to the heights of finished floor levels.

The loss of the existing site building thereby is considered to be acceptable as the setting it currently provides to Wicksteed Park is not considered to be worsened by the proposal and by itself is not considered to be of significant value to be considered a heritage asses worthy of special note or retention.

The application, in its Outline form, therefore, has demonstrated that the development of the site for four houses respects the character and appearance of the site and the area and preserve the setting of the adjacent Grade II Historic Park and Garden.

Conditions shall be attached requiring approval of materials, boundary treatment, landscaping and architectural detailing to ensure the quality of the reserved matter submission and the development as it comes forward.

Consequently, the proposal is consistent with Policies 2 and 8 (d) of the Joint Core Strategy, which together requires development to respond to its immediate and wider context and to protect and preserve the significance of heritage assets and their settings. The proposal also complies with NPPF guidance, which, among other things, seeks to ensure that developments are visually attractive, add to the overall quality of an area and create attractive places to live and sustain and enhance the significance of heritage assets.

3. Impact on residential amenity

The JCS in Policy 8 (e) consistent with paragraph 127(f) of the NPPF seeks development to respect residential amenity.

Based on the indicative plan provided and given that the proposal seeks outline approval only with all matters other than access reserved there is no reason to believe that an appropriately designed proposal could not result in a scheme that provides a good standard of residential amenity for future users of the site and surrounding neighbours.

Any significant impacts arising through demolition/construction of the site can be controlled via the approval of a Demolition and Construction Management Plan by condition and a control to working hours condition recommended by the Council's Environmental Protection Department.

The gardens shown on the indicative layout are appropriately sized for family accommodation. The internal sizes of the units would be judged against Policy 30 (b) of the JCS, which seeks compliance with National Space Standards, when the reserved matters are considered.

As such and for the purposes of considering impacts associated with the principle of developing the site for the quantum (4) of residential units proposed at this location and with all other matters other than access reserved, the proposal is considered to safeguard residential amenity. Therefore, on this matter the proposal is acceptable.

4. Impact on highway safety

Policy 8 (b) of the JCS, consistent with chapter 9 of the NPPF, seeks to ensure that development has a satisfactory means of access and appropriate parking provision in accordance with adopted highway standards and resist development that prejudices highway safety.

The indicative layout shows that at least four car parking spaces per dwelling can be provided on site in a way that would not prejudice use by all users of the driveway. This is enough to resist on-street parking, which in this location and given the nature of Pytchley Road is necessary.

Access is proposed to be taken from the existing location and with similar arrangements. The access appears to operate safely. Whilst the access is near opposite Lewis Road and whilst Pytchley Road (A509) experiences significant levels of traffic there is no reason to believe that increasing the intensification of the access by three dwellings (four in total) would result in highway safety harm.

The LHA say that they prefer provision of an access further southwards, however other than being further from the Lewis Road access it is not clear how this would be any safer than retention of the access in its current position. Pytchley Road has a 30mph speed restriction and is lined by dwellings on both sides with a variety of access types including estate roads, cul-de-sacs, shared driveways and a multitude of accesses serving single dwellings. In that context the provision of three additional dwellings (four in total) being served off an existing driveway would not be significant.

In terms of access for emergency vehicles; as the indicative plan provided shows more than two dwellings over 45m from the highway (60m) then building regulations require a minimum gateway width of 3.1m. This is achievable between the existing gap in the highway frontage hedgerow with removal of a low wall either side of the current access with a gap of over 4m existing. The removal of a few small trees would also be required to deliver the 3.7m driveway width required either side of the existing driveway. Consequently, the proposal can accommodate provision of an acceptable access for emergency vehicles and therefore it is reasonable to impose a condition that requires approval of detailed access arrangements, including 2x2m visibility. A refuse presentation point will also be required close to the access, which can also be provided by condition.

As such and with the LHA not saying that the proposal would pose an '*unacceptable impact on highway safety*', the threshold required by NPPF paragraph 109 when justifying refusal on highway grounds, and with no convincing evidences provided that would support coming to a different conclusion, the proposal is considered to maintain highway safety and therefore is acceptable in this regard.

5. Impact on ecology

Paragraph 99 of Circular 06/05 states that: *it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.* Likewise section 40 of the Natural Environment and Rural Communities Act 2006 (NERC 2006) states that: *every public authority must in exercising its functions, have regard ... to the purpose of conserving (including restoring / enhancing) biodiversity.*

To deal with this matter the application was accompanied by an 'Ecological walk-over survey, daytime bat assessment, habitat suitability index and public records search results' document. The document finds that with the provision of mitigation measures; including careful removal of log-piles on site and avoidance of tree removal during bird nesting season then the proposal would not have a harmful impact on biodiversity.

As such subject to the mitigation measures recommended in the ecological report being conditioned together with provision of a bird box (as suggested by the County Ecologist) the proposal is acceptable in this regard.

6. Impact on archaeology

Policy 2 of the JCS consistent with Chapter 16 of the NPPF seeks development to sustain and enhance the significance of heritage assets.

The County Archaeologist say that there is a chance Roman remains exist on the site following the discovery of such remains nearby in the past and to deal with this recommend imposition of a condition requiring approval of a written scheme of investigation. As such through provision of this condition the development would safeguard archaeology and is acceptable in this respect.

7. Other matters

There is no reason to believe that with standard drainage techniques that the proposal would have an adverse impact to flood risk or that adequate connects cannot be made to existing utility infrastructure.

The low-medium pressure gas pipeline that passes within the site is located to the front part of the site with any development expected to have due regard to it. The applicant can be made aware of this issue for information.

Policy 6 of the JCS seeks development to be safe in this respect. The site consists of established garden land with no reason to believe that it is subject to contamination. Nevertheless, an unexpected contamination condition is attached to safeguard amenity in this regard.

Policy 9 of the JCS seeks development to incorporate measures to ensure high standards of resource and energy efficiency. Policy 30(c) of the JCS requires new dwellings to meet Category 2 of the National Accessibility Standards as a minimum. Subject to the imposition of appropriate conditions to ensure that the house employs measures to limit water use to no more than 105 litres/person/day and to comply with the mentioned Accessibility Standards the proposal is acceptable in this regard.

Conclusion

Considering the above the proposal is in accordance with Development Plan Policies and NPPF guidance. There are no other material considerations or persuasive arguments that would justify coming to a different conclusion. As such this outline application with access is recommended to the Planning Committee for approval subject to imposition of the recommended conditions.

The reserved matters for layout, scale, external appearance and landscaping would need to be submitted and approved prior commencement.

Background Papers

Title of Document:

Date:

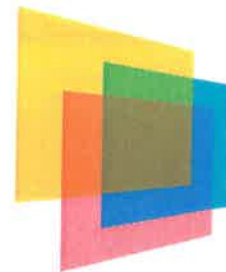
Contact Officer:

Sean Bennett, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:



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CLIENT	H B PEARCE CONTRACTORS LTD	DWG No.	PEA	325	SUR	001	↑ REVISIONS	
PROJECT	RESIDENTIAL DEVELOPMENT AT GREY GABLES, 15 PYCHLEY RD, KETTERING, NN15 6NE	DATE	OCT '19	SCALE	1:1250			
		DRAWN	OTM	CHECKED				
TITLE	SITE LOCATION PLAN	<small>use dimensions only All discrepancies must be reported to the Architect © MSQUARE ARCHITECTS LTD</small>					MSQUARE architects ltd 1 M STUDIO, TALBOT YARD, MARKET HARBOROUGH LEICESTERSHIRE, LE16 7NP - TEL. 01858 410915 www.msquarearchitects.com	

The Wicksteed Park



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CLIENT	H B PRACE CONTRACTORS LTD
PROJECT	PROPOSED RESIDENTIAL DEVELOPMENT OFF SITE OF WICKSTEED PARK
TITLE	EXISTING SITE LAYOUT
DWG No.	PA 325 SW 002
DATE	JAN 20
SCALE	1:2000/PA
DRAWN	SF
CHECKED	DTM

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Appendix A



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PROJECT	RESIDENTIAL DEVELOPMENT AT GREY GABLES, 15 PYTCHLEY RD, KETTERING, NN15 6NE	DATE	OCT '19	SCALE	1:1250			
		DRAWN	OTM	CHECKED				
TITLE	SITE LOCATION PLAN	use dimensions only All discrepancies must be reported to the Architect © MSQUARE ARCHITECTS LTD					MSQUARE architects ltd 1 M STUDIO, TALBOT YARD, MARKET HARBOROUGH LEICESTERSHIRE, LE16 7NP - TEL. 01858 410915 www.msquarearchitects.com	

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CLIENT	MS SQUARE CONTRACTORS LTD
PROJECT	PROPOSED RESIDENTIAL DEVELOPMENT OFF SITE OF WICKSTEED PARK
TITLE	EXISTING SITE LAYOUT
DWG No.	PTA 325 SW 002
DATE	JAN 20 SCALE 1:2000/PA
DRAWN	SF CHECKED DTM

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