

PLANNING COMMITTEE

Tuesday 11th August 2020 at 6.00pm
www.kettering.gov.uk/youtube

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This is a virtual meeting of the Planning Committee to be held using Zoom and live-streamed via YouTube.

Committee Members, officers and registered speakers will be sent Zoom meeting joining instructions separately

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AGENDA

1. Apologies
2. Declarations of Interest
 - (a) Personal
 - (b) Prejudicial
3. Minutes of the meetings held on 24th June 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: 25th June 2020

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

20.PC.15 **APOLOGIES**

Apologies for absence were received from Councillors Shirley Stanton.

It was noted that Councillor Ian Jelley was acting as a substitute for Councillor Shirley Stanton.

20.PC.16 **MINUTES**

RESOLVED that the minutes of the meetings of the Planning Committee held on 18th May 2020 be approved as a correct record

20.PC.17 **DECLARATIONS OF INTEREST**

Councillor Lesley Thurland and Greg Titcombe declared an interest in items 5.1, 5.2 and 5.7 as ward councillors for the applications.

Councillor Mark Rowley declared a personal interest in item 5.6 as a relative of the applicant and stated that he would leave the room during debate.

20.PC.18 **ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

None.

20.PC.19 **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. Two 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:-.

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 s.73 Application: Variation of condition 2 of KET/2017/0244 in respect of raised roof height and repositioning of rooflights (Retrospective) at 3 Blackwell Road, Barton Seagrave for Mr G Sula C/O Mr P Dooley.</p> <p>Application No: KET/2020/0015</p> <p><u>Speaker:</u></p> <p>John Hunter, a third party objector to the proposed development submitted a written statement which stated that the proposed development was in direction contravention to the application that was previously approved and that the height of the property was detrimental to the surrounding area.</p>	<p>Members received a report about a proposal for which retrospective planning permission was being sought to vary the drawings approved in the 2017 approval.</p> <p>It was heard that the key difference between the approval (KET/2017/0244) and the proposal was the overall height of the dwelling. The proposal was approximately 1.2m higher. This had been achieved by increasing the height of the roof-space to create a second floor and is perceived as a greater distance between the top of the first-floor windows and the eaves.</p> <p>Members raised concerns regarding the height of the proposed development and the detrimental impact it would have on the surrounding street scene, members also raised objections as the application was the applicant had not adhered to previous planning consent, stating that enforcement was required.</p> <p>Following debate it was proposed by Councillor Rowley and seconded by Councillor Thurland that the application be refused as the increase in the height of the house had given a stretched appearance to the dwelling and results in an incongruous appearance which fails to respect the character and appearance of the surrounding area</p> <p>It was agreed that the application be REFUSED for the following reasons</p>

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

(Members voted on the motion to REFUSE the application)

(Voting: For: 7; Against 1)

The application was therefore

REFUSED

20.PC.19.2

KET/2020/00070

<u>Proposed Development</u>	<u>Decision</u>
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<p>*5.5 s.73A Retrospective Application: Single storey rear extension and conversion of garage to a habitable room at 5 Malham Drive, Kettering for Mr & Mrs Street</p> <p>Application No: KET/2020/0070</p> <p><u>Speaker:</u></p> <p>David Rouse attended the meeting and addressed the committee as a third party objector to the proposed development stating that the opposing window to his property caused loss of privacy due to its overlooking nature. Mr Rouse also stated that the window in question as part of previous planning applications should have been obscured glazing to protect the amenity of neighbouring properties.</p>	<p>Members received a report about a proposal for which Retrospective planning permission was being sought for the single storey rear extension that links to the garage. The completed proposal included the conversion of the garage into habitable space to form a single large open plan living/family/kitchen room.</p> <p>Members raised concerns regarding neighbouring property privacy issues questioning if a screen or fencing could be placed to prevent the loss of privacy. It was then clarified to members that any agreement regarding fencing would have to take place between the applicant and the neighbouring property</p> <p>Members also debated that the original building had already received multiple historic extensions and that the use of local architect would be sympathetic in terms of the materials used to minimise the impact on the historic building.</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>
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1. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no veranda, balcony or raised platform permitted by Classes A, B and E of Part 1 of Schedule 2 of the Order shall be erected on the application site.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

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

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

The application was therefore

APPROVED

20.PC.19.3

KET/2020/0075

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Full Application: Conversion of garage to habitable accommodation with front and rear extensions and increased 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>Members received a report about a proposal for which planning permission was being sought for the conversion of the garage to habitable accommodation as well as alterations to the external appearance of the garage including a small front and rear extension and a small increase in height of the roof.</p> <p>The Planning Officer addressed the committee and provided an update which stated within the site description of the committee report it incorrectly stated that there are bungalows on both sides of the application site. There is an attached bungalow to the west (No. 77) and a detached two storey house to the east (No. 85). The remainder of the report correctly describes the two- storey neighbouring property.</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 be begun before the expiration of 3 years from the date of this planning permission.
2. The annexe hereby permitted shall not be occupied other than as part of the single residential use of the dwelling known as 81 Stamford Road and in accordance with the details set out in the approved letter dated 27th February 2020, submitted by Alan J Currall Ltd on behalf of the applicant.

(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 s.73A Retrospective Application: Temporary change of use of second floor from showroom to a gym at 6 Canon Street, Kettering for Mr N Nevols</p> <p>Application No: KET/2019/0685</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which planning permission was being sought for a retrospection change of use for the second floor only of this building. The previous use was stated as being as a showroom in connection with the bathroom/kitchen showroom and storage areas on the ground and first floors. According to the Agent the second floor had been in use as a gym (in use as a boxing gym for the Kettering School of Boxing) for at least the last 3 years (commenced circa 5th February 2017).</p> <p>Members raised concerns regarding long standing nuisance complaints as well as safety concerns in relation to fire safety and adequate escape routes. It was confirmed to members that Northants Fire & Rescue had been consulted and had decided not to comment, it was also stated that fire safety was covered by legislation outside of planning and that the application was for temporary consent.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. This permission shall enure for the benefit of a boxing club/gymnasium only and shall not enure for the benefit of the ground and first floors of No.6 Canon Street. On the 31st December 2023 the use shall be discontinued and the second floor of the building shall be reinstated to its former use.
2. The use hereby permitted shall not be open to the public before 0700 hours or remain open to the public after 2100 hours on Mondays to Sundays including and on recognised public holidays expect for Christmas Days and Boxing Days when it shall be closed.
3. The premises shall be used only for a boxing club/gymnasium and for no other purpose whatsoever (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any statutory instrument revoking and re-enacting that Order with or without modification).

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

(Voting: For 5, Against 2, Abstain 1)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: First floor front extension, single storey side extension, two storey and single storey rear extension at 7 Whitby Close Kettering for Mr N Isaac</p> <p>Application No: KET/2020/0022</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which planning permission was being sought for a two-storey side and rear extension and single storey rear extension (with parapet roof) to provide an enlarged kitchen with additional utility and replacement sitting room to ground floor, and fourth bedroom and en-suite to first floor.</p> <p>It was stated to members that in response to officer comments an alternative proposal has been submitted which retained a single storey (with lower hipped roof) and two storey extension to the rear but reduced the height of the side extension to single storey. A first-floor extension was also proposed to the front elevation above the existing garage/hallway projection.</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 be begun before the expiration of 3 years from the date of this planning permission.
2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.
3. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A, B or C shall be made in the first floor north elevation and roof plane or ground floor and first floor south elevation and roof planes of the building.
4. The window serving the bathroom located in the first floor north elevation shall only be glazed with obscure glass (no less than privacy level 5 Pilkington Standard, or equivalent) and be top opening design only and non-opening below 1.7m above finished floor levels and shall be permanently retained in that form thereafter.
5. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

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

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

The application was therefore
APPROVED

20.PC.19.6 **KET/2020/0187**

(Having declared an interest in the following item, Councillor Rowley vacated his position on the committee)

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 Full Application: Single storey front extension to dog kennels building at Cobley Lodge Farm, Corby Road, Little Oakley for Mr J Harker, Harkers Barkers</p> <p>Application No: KET/2020/0187</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which planning permission was being sought to construct a single storey extension to the front (north-east) elevation of the Harkers Barkers Dog Kennel building that currently exists. The proposed extension would have measured 10.4m by 5.3m with a maximum height of 5.5m to match that of the building it will attach to. The proposed extension was to house a reception area, WC and a grooming area and would connect to the existing kennel reception and food preparation area.</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 be begun before the expiration of 3 years from the date of this planning permission.
2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.
3. No more than 40 (forty) dog boarding kennels shall be provided on this site.
4. The hereby permitted building extension shall only be used for dog grooming, waiting/reception area, toilet and kitchen purposes.

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

(Voting: For 7, Against 0)

The application was therefore
APPROVED

(Councillor Rowley re-joined the committee)

20.PC.19.7

KET/2020/0197

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Full Application: Demolition of garage and erection of 1 no. dwelling at 82 Kingsley Avenue, Kettering for Mrs B Graham</p> <p>Application No: KET/2020/0197</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which planning permission was being sought to construct a two-storey detached dwelling house.</p> <p>Members were informed that this application was a revised design of the approved consent KET/2019/0750, which enlarged bedroom 3 and reconfigures the internal layout.</p> <p>Members raised concerns regarding the size of the proposed development stating that it was overlooking and overdevelopment. Parking concerns were also raised by members. It was clarified to members that planning permission had already been approved for the proposed development and that it was the revised designs that were being looked at.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed in the table below.
3. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.
4. Demolition or construction shall not occur other than between the hours Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.
5. The external facing and roofing materials hereby approved shall be in accordance with the submitted details stated within the Design and Access Statement KET/2020/0197/3 received on 26/03/2020 specifically:
 - Facing brick - Ibstock Western Red
 - Roof tiles - Redland Mini Stonewold - Tudor Brown

- uPVC casement windows in white

6. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Class A, B, C, D or E of Part 1 of Schedule 2 of the Order shall be erected, constructed or made on the application site.
7. In accordance with the details shown on the approved plan 19/M357/20a dated 24/04/2020 the windows to the first floor bathroom and ground floor WC on the southwest side elevation and the window to the first floor ensuite on the northeast front elevation of the dwelling hereby approved, shall be glazed with obscured glass and thereafter shall be permanently retained in that form.
8. The development shall not be carried out other than in accordance with the approved details within the Energy Statement KET/2020/0197/1A received on 24/04/2020
9. The developer shall put in place systems to ensure that all operational vehicles arriving at or leaving the site are appropriately sealed or covered, to prevent any material spillage, wind blow and odour nuisance and be cleansed of debris. Any debris deposited on the adopted highway (maintainable at public expense) during construction is to be removed and the highway cleansed.
10. The fencing hereby approved shall be 1.8 m high close boarded feather edge fencing in accordance with the details shown on 19/M357/20a received on 24/04/20 and will be erected along the southwest boundary. The dwelling shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details and shall be permanently maintained in that form.

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

(Voting: For 5, Against 3)

The application was therefore
APPROVED

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

(The meeting started at 6.00 pm and ended at 8.00 pm)

Signed.....

Chair

Tuesday, 11 August, 2020

No. 5 Planning Application Reports

5.1	KET/2019/0861	JPS	28 John Smith Avenue, Rothwell Full Application: 1 no. dwelling Expiry date: 06-February-2020	1
5.2	KET/2020/0180	RJM	3 Northumberland Road, Kettering s.73A Retrospective Application: Single storey rear extension with ramp to front entrance Expiry date: 27-July-2020	10
5.3	KET/2020/0261	LJO	89 Polwell Lane, Barton Seagrave Advertisement Application: 1 no. externally illuminated fascia sign and 1 free standing sign (non-illuminated) Expiry date: 01-July-2020	15
5.4	KET/2020/0273	AJR	42 Milldale Road, Kettering Full Application: Single storey side extension to form granny annexe Expiry date: 11-June-2020	23
5.5	KET/2020/0287	LJO	Leeks Farm (land at), High Street, Cranford Full Application: 2 no. detached single storey dwellings with associated parking and access Expiry date: 31-August-2020	31
5.6	KET/2020/0360	AJR	58 Gipsy Lane, Kettering Full Application: Two storey rear with first floor side extension, garage conversion and erection of outbuilding Expiry date: 03-August-2020	45
5.7	KET/2020/0363	CPA	7 Loddington Way, Mawsley s.73A Retrospective Application: Single storey rear extension, conversion of loft to habitable accommodation with 3 no. rear rooflights and erection of play tower and flag pole in rear garden Expiry date: 14-August-2020	53

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 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

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BOROUGH OF KETTERING

Committee	Full Planning Committee - 11/08/2020	Item No: 5.1
Report Originator	Jonathan Pavey-Smith Development Officer	Application No: KET/2019/0861
Wards Affected	Rothwell	
Location	28 John Smith Avenue, Rothwell	
Proposal	Full Application: 1 no. dwelling	
Applicant	Mr M Payne	

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. No demolition, construction, deliveries of plant and materials for construction shall occur outside of 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.

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

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

4. 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.

5. No occupation or use of the site shall not commence until the parking area to the front of the proposed dwelling is complete and fully operational.
REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no building, structure, enlargement, improvement or other alteration permitted by Classes A, B, C, D or E of Part 1 of Schedule 2 of the Order shall be erected, constructed or made on the application site.
REASON: To protect the visual amenity and privacy of the occupiers of adjoining property and to provide adequate outdoor space for the future occupiers of the dwellinghouse in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2019/0861

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

3.0 Information

Relevant Planning History

KET/2008/0317. Single storey front extension APPROVED-12/05/2008

Site Visit

Officer's site inspection was carried out on 20/12/2019.

Site Description

The application site is located within an established residential area of Rothwell within the designated town boundary.

The site lies in a modern housing estate, the houses are all constructed of brickwork and concrete tile roofs and comprise predominantly semi-detached houses. The site falls from north to south, falling approx. 1m from the road level to the front of the dwelling at no28 John Smith Avenue. The site is a cleared area of land adjacent to no28 John Smith Avenue and is flanked to the east by some mature planting/hedgerow and an open area of park land for the public.

Proposed Development

This application seeks planning permission for 1no. dwelling. The proposed dwelling is a 2 storey, detached dwellinghouse and with 3no. bedrooms. The proposed layout can accommodate 3 vehicles onsite to the front of the dwelling and a small private garden to the rear.

The applicant has revised the proposal during the application to increase the off-street parking from 2 to 3 and to show visibility splays for the access. A street scene has also been provided to show how the proposed dwelling will sit next to the neighbouring properties. The proposed dwelling is 5.6m in width by 9.7m in length.

Any Constraints Affecting the Site

Open space
Nene Valley NIA Boundary

4.0 Consultation and Customer Impact

Rothwell Town Council - Objection – Feel that this would be an overdevelopment on the proposed location

KBC - Environment Health

Request the following conditions:

- Unexpected contaminated.
- Working Hours for Construction
- Informative on Radon.

Neighbours

Notification letters were sent out to neighbours in close proximity and a site notice was erected at the site.

There have been seven objection letters they can be summarised below:

- Concerns raised regarding the impact on parking within the area.
- Concerns about highway safety with turning around within the Cul - de - Sac
- The loss of light from the proposed dwelling.
- Impact on drains within the area

Local Highway Authority

-The LHA require the following information be shown on an accurate and scaled detailed drawing:

-Vehicular visibility splays of 2.0m from the carriageway edge along the centre of the vehicular access by a distance of 43m* measured from the centre of the vehicular access along the carriageway edge. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.9m in height above carriageway level. *This dimension may be reduced subject to receipt of a vehicle speed survey proving 85%ile speeds are less than 30mph.

-Pedestrian visibility splays of at least 2.0m x 2.0m shall be provided on each side of the vehicular access. These measurements are taken from and along the highway boundary. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6m in height above access/footway level. The land should be contained entirely within land in the control of the developer.

Planning Policy

National Planning Policy Framework (NPPF) (2019):

Policy 1: Introduction

Policy 2: Achieving sustainable development

Policy 4: Decision-making

Policy 5: Delivering a sufficient supply of homes

Policy 8: Promoting healthy and safe communities

Policy 9: Promoting sustainable transport

Policy 11: Making effective use of land

Policy 12: Achieving well-designed places

Policy 14: Meeting the challenge of climate change, flooding and coastal change

Policy 15: Conserving and enhancing the natural environment

North Northamptonshire Joint Core Strategy (JCS):

Policy 1: Presumption in Favour of Sustainable Development

Policy 5: Water Environment, Resources & Flood Risk

Policy 6: Development on Brownfield Land

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 & Tenure

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

35 Housing: Within Towns

Emerging Policies (Local Development Framework)

Site Specific Part 2 Local Plan

6.0 Financial/Resource Implications

None

7.0 Climate Change Implications

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development. National planning policy and guidance is clear that effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

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

8.0 Planning Considerations

The key issues for consideration in this application are: -

1. The Principle of Development
2. Character and Appearance
3. Residential Amenity
4. Highway Safety
5. Parking
6. Contamination

1. The Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Kettering Borough consists of the North Northamptonshire Joint Core Strategy (JCS) adopted in July 2016, which provides the spatial vision for North Northamptonshire, and saved policies from the Local Plan for Kettering Borough. The JCS covers the plan period up to 2031.

Policy 11 of the JCS for Kettering Borough requires new development to be focused within designated settlement boundaries. The application site is located within the designated settlement boundary of Rothwell where development is considered appropriate subject to compliance with all other relevant policies.

The NPPF classifies garden land as previously undeveloped and is therefore not a priority for development. Whilst this is so, Policy 29 of the JCS defines Rothwell as a 'Market Town' due to its good level of services and public transport.

As such the principle of development is considered to be acceptable.

2. Character and Appearance

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

The proposed dwelling is two-storey in height and faces north onto the road. The roof has a ridgeline that runs parallel with the road. This is a similar roof design to the adjacent neighbour No28 John Smith Avenue. The dwelling has a rear projecting element which is partially two storey and partially single storey.

The applicant has submitted a street scheme to show how the proposed dwelling will visually sit next to No28 John Smith Avenue. The ridge height is set slightly lower than No.28 John Smith Avenue at 7.8m. The proposed dwelling is slightly in front of No28 John Smith Avenue.

This part of the street does not have an overriding uniformed building line to the front of the street. The character within John Smith Avenue is mostly semi-detached properties with buff/red brick and roof tiles. The proposed materials are buff brick with a tiled roof with white uPVC windows and doors.

These materials appear to sit comfortably within the street however a condition is recommended for full details of the materials to be submitted prior to their installation.

Rothwell Town Council have raised concerns about the proposal being overdevelopment. The proposed layout allows for three car parking spaces on site and adequate rear amenity space. It should be noted that the rear amenity space is similar in size to No26 John Smith Avenue. The proposed ridge height sits comfortably within the neighbouring dwellings as shown on the street scene elevation.

In addition, to further ensure that the site remains balanced in the street scene and with enough rear amenity space, it is recommended to remove permitted development rights by condition. This would protect any future occupiers and the street scene from any harmful outbuildings or extensions which would result in a reduction in the outdoor space within the curtilage.

To ensure the development blends well with the local vernacular, a condition is also to be imposed requiring the development to be externally finished in materials to match as closely as possible to those used for the surrounding dwellings and that these materials are first agreed for use following submission of samples.

The proposed dwelling appears to sit comfortably within the street and respond to the sites immediate and wider context and local character as such is in accordance with Policy 8 of the JCS and Policy 2 and 12 of the NPPF.

Subject to the imposition of condition(s) and for the reasons given above the proposal is in accord with Policy 8 (d) (i) of the JCS.

3. Residential Amenity

The JCS in Policy 8 (e), consistent with Policy 12 of the NPPF seeks development to protect the amenity of all future and surrounding users of land and buildings.

Policy 8 of the JCS is clear that development must not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

In regard to the neighbouring properties there are no openings at either ground or first floor level on the side elevations facing west towards No.28 John Smith Avenue. The window proposed on the first floor of the dwelling on the eastern flank serves a bathroom and is obscurely glazed.

The proposed dwelling has a rear building line which is set back from No28 John Smith Avenue, as such there is no potential for the proposed dwelling to cause any loss of direct light into the rear windows and rear garden space of No28 John Smith Avenue.

No.3 Livingstone Close is to the south of the proposal and is approximately 20m away from the proposal. It is considered that the overlooking incurred to No.3 Livingstone Close will not be sufficient to warrant refusal due to the distance and the existing hedgerow which screens and separates the two

gardens. A 20 metre distance between rear elevations is a typical and acceptable separation between dwellings on modern housing estates.

Given the relationship between surrounding properties and other views already present, the proposal is not considered to bring about a loss of privacy which is harmful to neighbouring occupiers.

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 dwelling would meet National Space Standards on the basis of a 3 bed 6 person dwelling and is therefore in accordance with Policy 30 of the JCS.

Bearing the above in mind the proposal is not considered to have an unacceptable impact on amenity of either neighbouring or future occupiers, it is considered to be in accordance with Policy 8(e) of the JCS.

Considering the urban environment and in accordance with KBC Environmental Health's comments a condition is recommended to limit the hours of construction.

4. Highway Safety

Policy 8(a)(ii) of the North Northamptonshire Joint Core Strategy (JCS) seeks to ensure a satisfactory integration with existing cycle, pedestrian, public transport and vehicular movement networks. Whilst Policy 8(b)(ii) of the JCS seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

The Local Highway Authority does not object to the scheme but required more information to be shown regarding the vehicular visibility splays and pedestrian visibility splays of the driveway. This has been provided through an amended highway plan received on the 21/02/2020. It should be noted that the nature of the Cul-De-Sac means the speed of vehicles within the area are likely to be limited.

As such, there exists no evidence that the proposal will lead to an adverse impact on the highway network or prejudice highway safety and it is considered that it will integrate well with existing sustainable transport modes. It therefore accords with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. Parking

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

The proposed layout includes a parking area to the front of the property suitable for 3 cars. The objections received regarding the parking pressure

within the Cul-De-Sac have been noted. However, the proposal provides in excess of the required 2 off road parking places required for a 3-bedroom dwelling. In addition, a condition is recommended to ensure the parking area is laid out in accordance with the approved plans and permanently retained thereafter.

The proposed parking layout is acceptable for a dwelling of this size and with the three parking places will not add to the parking stress along John Smith Avenue. As such, the proposal is in accordance with Policy 8(b) of the JCS.

6. Contaminated Land

Policy 6 of the JCS seeks development to be safe in this respect. Any impacts arising as a result of possible ground contamination will be prevented through the provision of an unexpected contamination condition as recommended by the Council's Environmental Health Team.

Conclusion

The proposal is considered to satisfy national and local planning policy. It is appropriately designed and will not significantly impact on the neighbouring properties. As such it is recommended that planning permission should be granted subject to the recommended conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Jonathan Pavey-Smith, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:



Title: 28 John Smith Avenue

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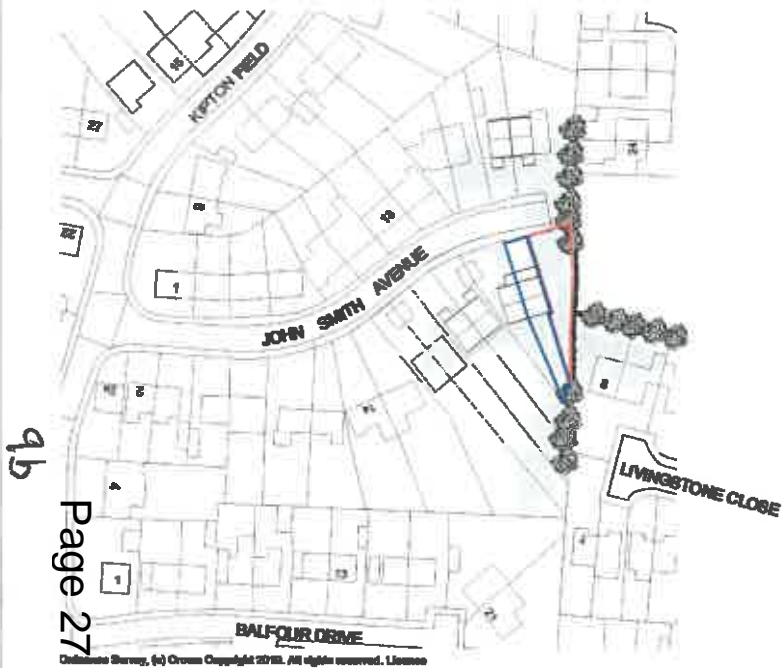
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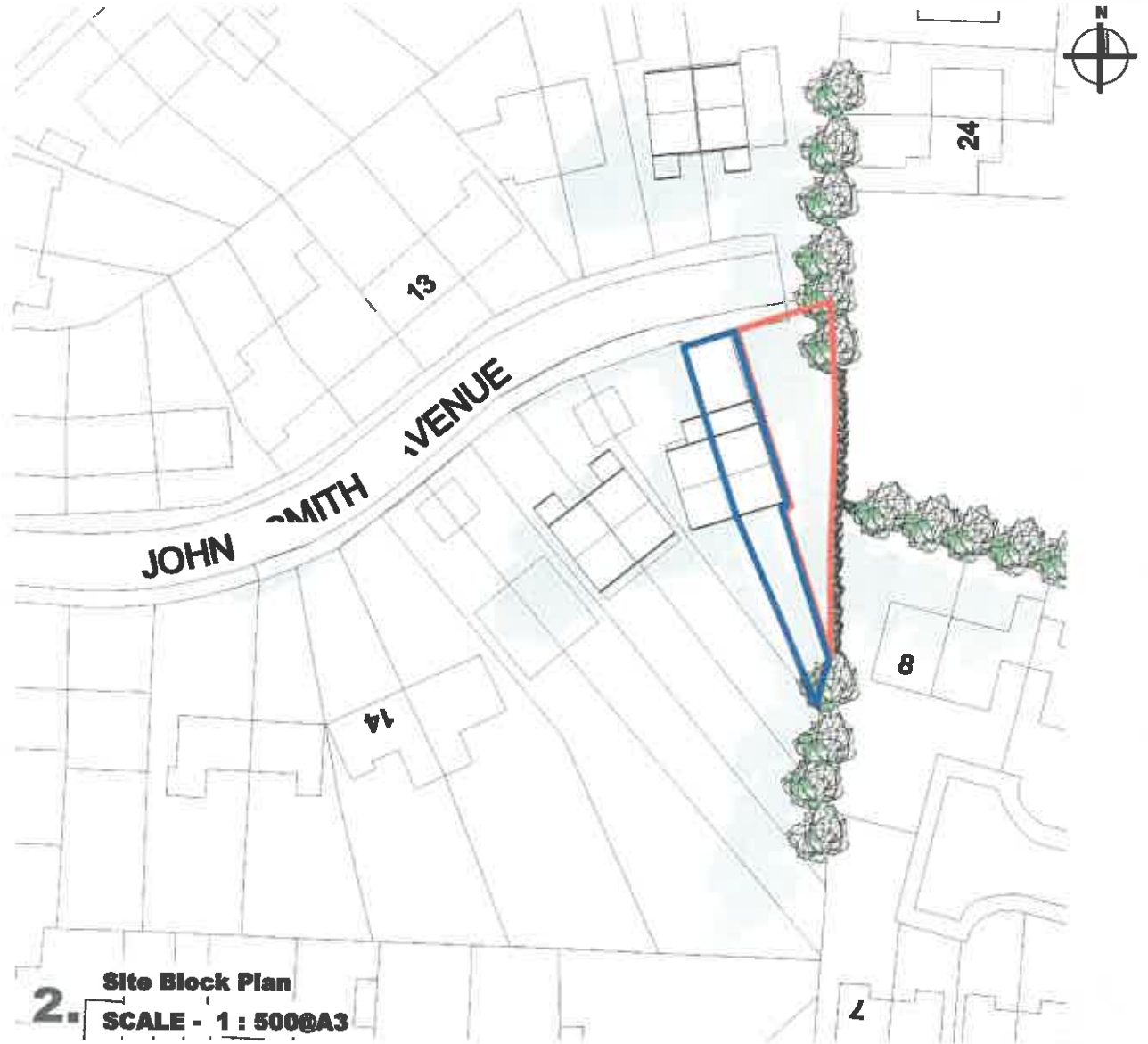
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Kettering
Borough Council

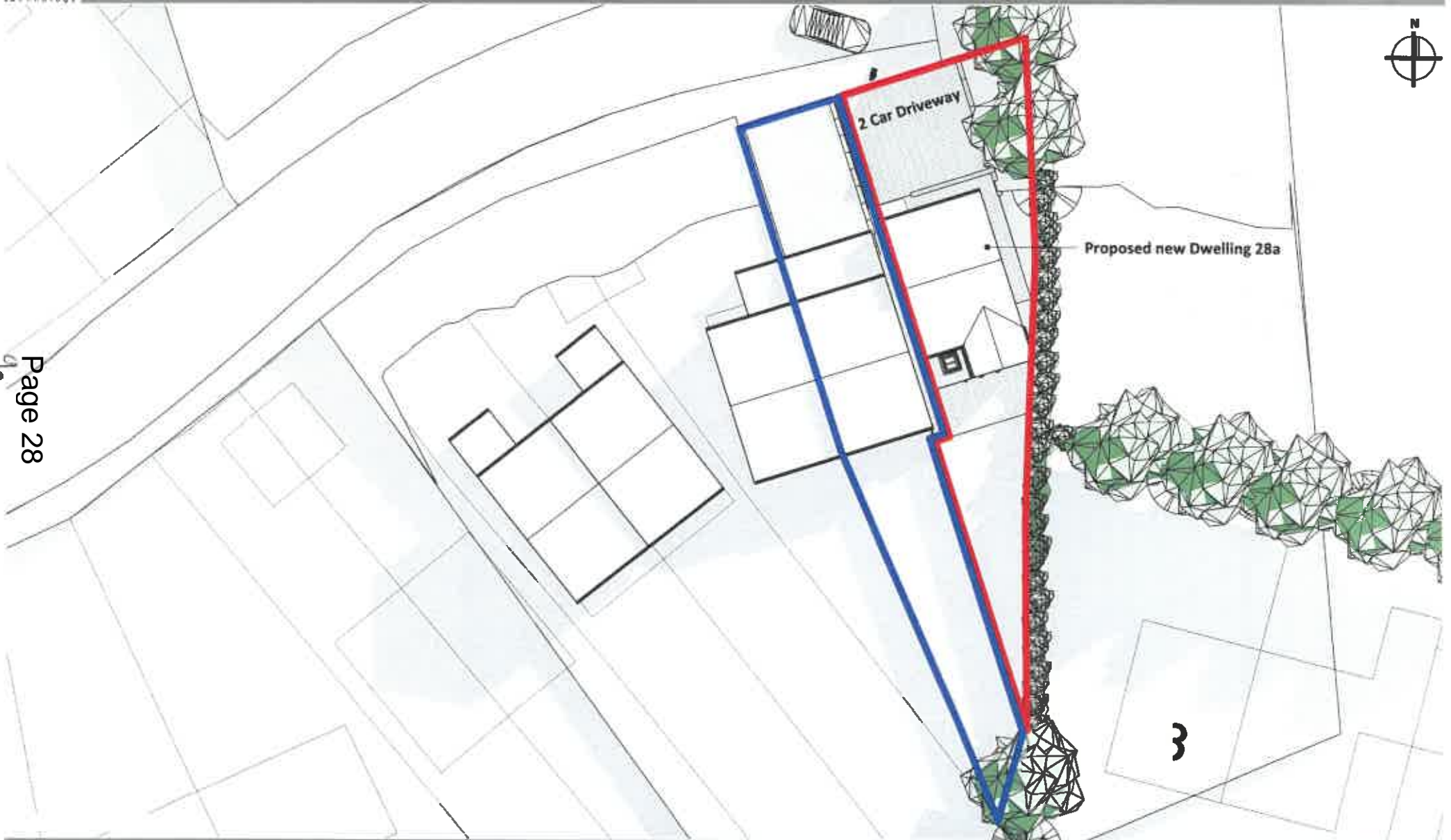


9b
Page 27

1. Site Location Plan
SCALE - 1 : 1250@A3



2. Site Block Plan
SCALE - 1 : 500@A3



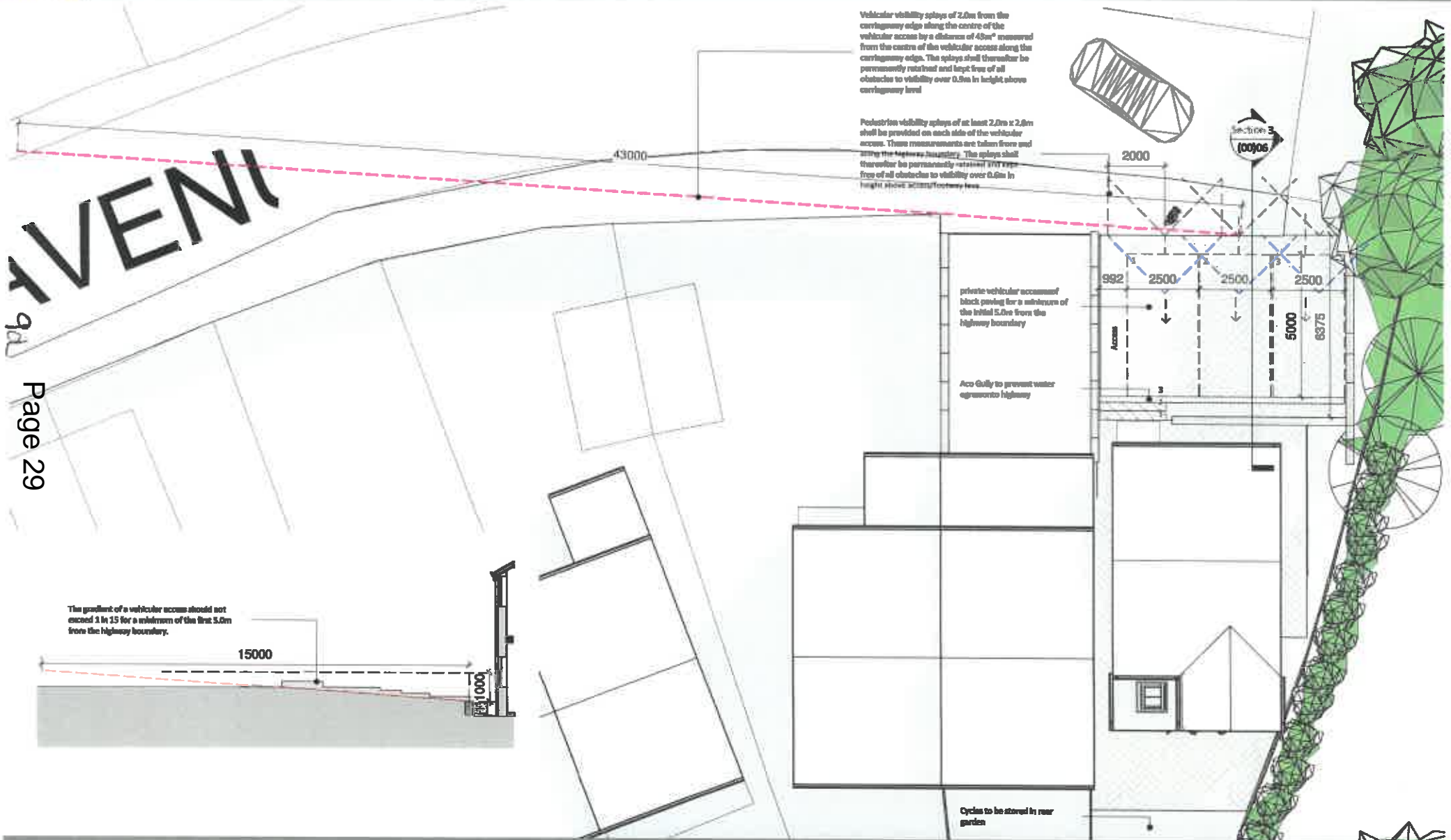
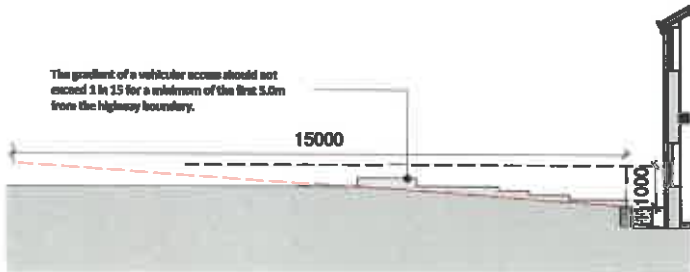
YVENI

Page 29

Vehicular visibility splay of 2.0m from the carriageway edge along the centre of the vehicular access by a distance of 45m* measured from the centre of the vehicular access along the carriageway edge. The splay shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.9m in height above carriageway level

Pedestrian visibility splay of at least 2.0m x 2.0m shall be provided on each side of the vehicular access. These measurements are taken from and along the highway boundary. The splay shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.9m in height above carriageway level

The gradient of a vehicular access should not exceed 1 in 15 for a minimum of the first 5.0m from the highway boundary.



private vehicular access/ black paving for a minimum of the first 5.0m from the highway boundary

Acc Gully to prevent water egress onto highway

Cycles to be stored in rear garden



9a

Page 30

1. North West Elevation
SCALE - 1 : 100@A3

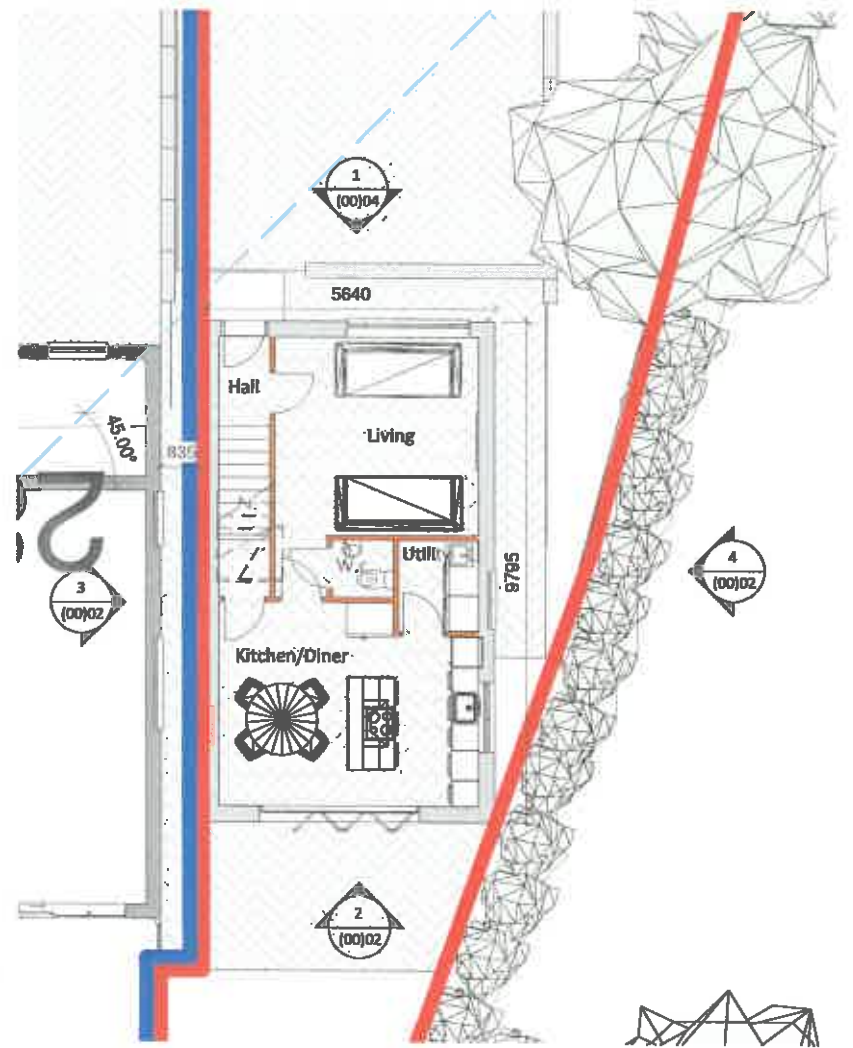
2. South East Elevation
SCALE - 1 : 100@A3

3. South West Elevation
SCALE - 1 : 100@A3

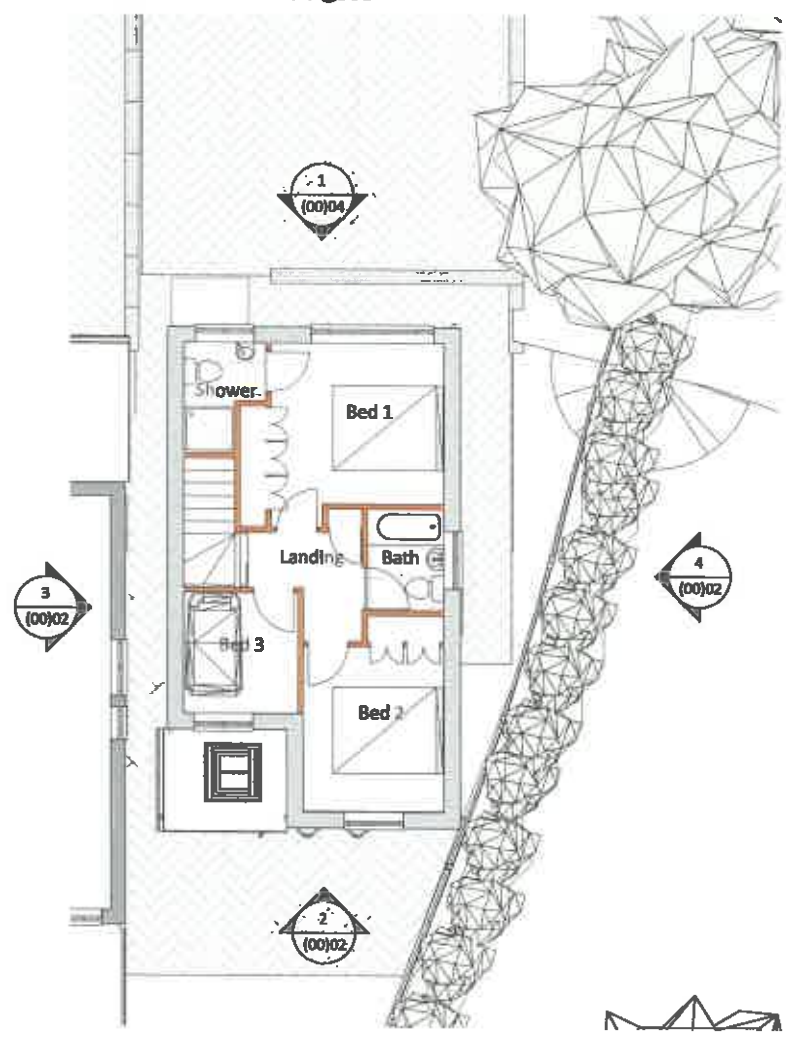


4. North East Elevation
SCALE - 1 : 100@A3

1. Proposed Ground Floor Plan
SCALE - 1 : 100@A3



2. Proposed First floor Plan
SCALE - 1 : 100@A3



Page 31



North West Elevation Street view

SCALE - 1 : 100@A3

1
Page 32



South East Elevation Street View

SCALE - 1 : 100@A3

BOROUGH OF KETTERING

Committee	Full Planning Committee - 11/08/2020	Item No: 5.2
Report Originator	Richard Marlow Senior Development Officer	Application No: KET/2020/0180
Wards Affected	St. Michaels and Wicksteed	
Location	3 Northumberland Road, Kettering	
Proposal	s.73A Retrospective Application: Single storey rear extension with ramp to front entrance	
Applicant	Mr N Blissett	

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. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the north elevation or roof plane of the building.

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.

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

Officers Report for KET/2020/0180

This application is reported for Committee decision because the agent is a member of Council staff.

3.0 Information

Relevant Planning History

KET/2019/0257 Single storey rear extension with ramp to front entrance Approved 05.07.19.

Site Description

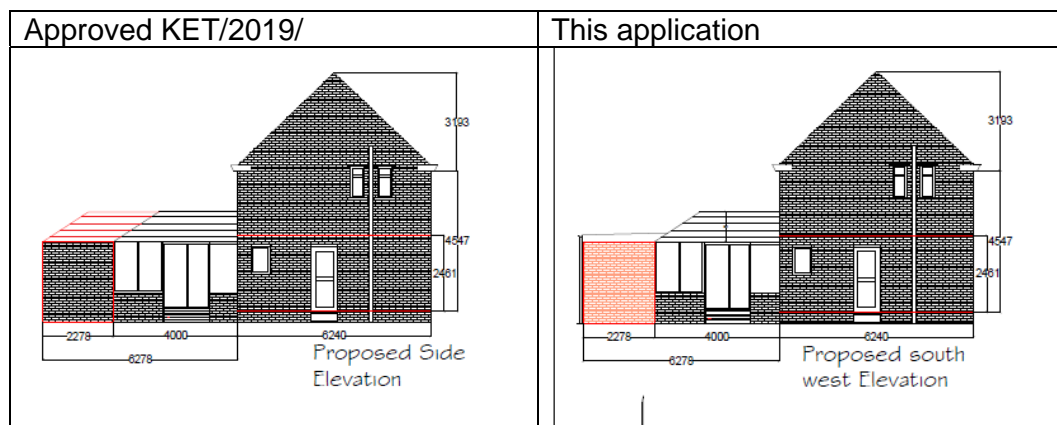
The site is located to the south of Kettering and accessed directly off Northumberland Road, and is occupied by a double fronted semi-detached dwelling, with a traditional ridge roof design with side facing gable. The house is constructed from red brick, grey/buff concrete interlocking roof tiles, and white UPVC fenestration throughout. To the front, the garden has been block paved to provide off-road parking and space for a small bin store and planted area. The rear garden (west facing) is largely laid to lawn with raised borders around two edges and enclosed by standard 1.8m close boarded fencing on all three sides. A single storey rear extension is located to the rear of the host property, which is roofed with grey concrete interlocking tiles and opens out to the side (south) on to steps which lead down to a patio area.

Proposed Development

Retrospective planning permission is sought for a single storey rear extension, to be attached to the rear of an existing rear extension. The extension will provide en-suite facilities to the existing rear extension which is currently in use as a ground floor bedroom. An access ramp is also proposed to the front, leading to the front door.

The application has been submitted to reflect changes to the proposal made during the construction of the extension which differ from the approval through KET/2019/0257.

The only alterations relate to the single storey rear extension which has a flat roof rather than pitched roof.



Any Constraints Affecting the Site

Nene Valley NIA Boundary

4.0 Consultation and Customer Impact

Neighbours

No comments received.

5.0 Planning Policy

National Planning Policy Framework

Policy 2 – Achieving Sustainable Design

Policy 9 - Promoting Sustainable Transport

Policy 12 – Achieving well-designed places

Policy 15 – Conserving and enhancing the natural environment

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 8 – North Northamptonshire Place Shaping Principles

Policy 11 – The Network of urban and rural areas

Policy 19 – The Delivery of Green Infrastructure

Policy 20 – The Nene and Ise valleys

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 adaptation to, climate change.

8.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Impact on residential amenity
3. Impact on the character and appearance of the area

1. Principle of Development

The principle of development was established through the previous permission for extensions and alterations to the dwelling.

2. Impact on residential amenity

Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy seeks to protect amenity by new development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

The rear extension follows the same footprint as the consented scheme and sits approximately 50cm from the boundary with 5 Northumberland Road. Both properties have generous rear gardens measuring approximately 20m deep which slope gently downhill in a westerly direction.

The provision of a flat roof through this scheme further reduces any impacts on no.5 Northumberland Road which have previously been judged to be acceptable. Consistent with the previous scheme a condition removing permitted development rights for the insertion of windows is recommended to maintain acceptable levels of privacy.

Subject to the recommended condition the proposal will have an acceptable impact on residential amenity and accords with the relevant parts of Policy 12 (NPPF) and Policy 8 (NNJCS).

3. Impact on the character and appearance of the area

Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy requires new development to respond to the site's immediate and wider context and local character.

The single storey extension is located to the rear of the property where it will not be visible from within the street scene, and is of a scale which will not have a significant impact on the prevailing plan form of the wider estate. Its revised design with flat roof lacks the consistency of roof forms presented by the original but given its location and limited extent is not harmful to local character.

The ramp is located to the front of the property, and will be visible from within the street, and whilst it has a utilitarian design typical of accessibility ramp structures, it is light weight in appearance and will not detract from the prevailing open plan character and appearance of the surrounding estate.

As a result, the proposal is acceptable in terms of its impact on the character and appearance of the area and accords with the relevant parts of Policies 2 and 12 (NPPF) and Policy 8 (NNJCS) subject to planning condition securing matching materials.

Conclusion

The proposal is acceptable in principle and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Richard Marlow, Development Team Leader on 01536 534316

Previous Reports/Minutes

Ref:

Date:



BOROUGH OF KETTERING
DEVELOPMENT SERVICES
RECEIVED
13 MAR 2020
KET 2020 / 018011
FILE

Title: MR. BHISSETTI, 3, NORTHUMBRIAL ROAD, KETTERING, Notts G.L.

Date: 10/08/16
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Scale: 1:500

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 MR BURGESS. 3, NORTHAMBLELAND RD, KESTRING NN15 6AJ

Date: 10/01/20
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 10/01/20



N.B. RAMP FOOTPRINT ADDED TO PLAN ON BEHALF OF CAM 1.6.20



Proposed south west Elevation

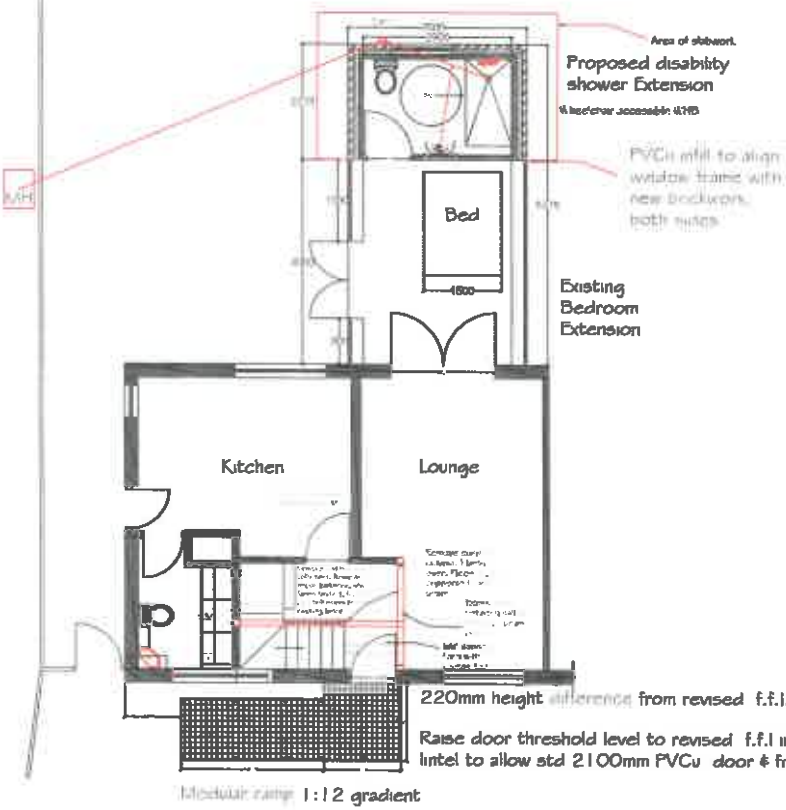


Proposed Front Elevation



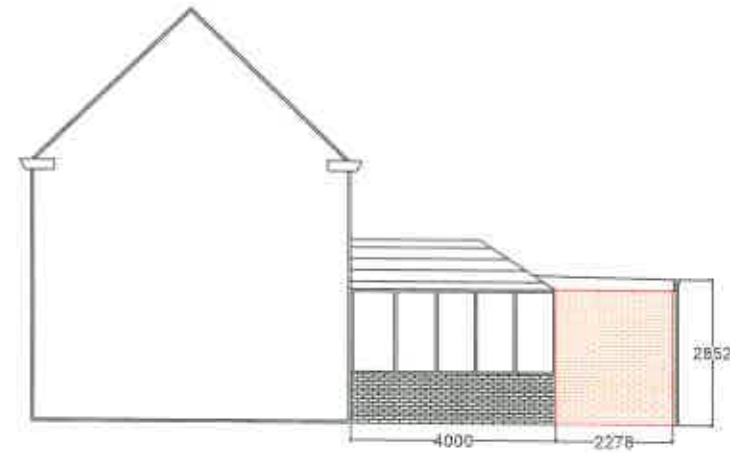
Proposed north west elevation

Page 40



220mm height difference from revised f.f.l. to paving
 Raise door threshold level to revised f.f.l. in hallway, including raising lintel to allow std 2100mm PVCu door & frame set.

Modular ramp 1:12 gradient



Proposed north east Elevation

Site 3 Northumberland Road, Kettering. NN15 6LN					
Title Rear single storey extension					
Client Mr Lee Blissett					
DWG	Scale	Date	Drawn by	Rev	
180074	1:100 A3	11/03/20	CAM	No3b	

BOROUGH OF KETTERING

Committee	Full Planning Committee - 11/08/2020	Item No: 5.3
Report Originator	Louisa Johnson Development Officer	Application No: KET/2020/0261
Wards Affected	Barton	
Location	89 Polwell Lane, Barton Seagrave	
Proposal	Advertisement Application: 1 no. externally illuminated fascia sign and 1 free standing sign (non-illuminated)	
Applicant	Mr S Flavell	

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. Any advertisements displayed and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

REASON: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations.

2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

REASON: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations.

3. When an advertisement is required under these Regulations to be removed, the removal (thereof) shall be carried out to the reasonable satisfaction of the Local Planning Authority.

REASON: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations

4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

REASON: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations.

5. Advertisements shall not be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

REASON: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations.

6. The luminance of the advertisement shall not exceed 900 candela per square metre.

REASON: To protect the amenities of nearby residential property and of highway safety.

7. No part of the canopy fascia shall be illuminated other than that hereby permitted.

REASON: To protect the amenities of nearby residential property.

8. No part of the freestanding sign shall be illuminated at any time.

REASON: To protect the amenities of nearby residential property.

9. The illuminated fascia sign hereby consented shall only be illuminated between the hours 08:00am - 19:00pm Monday to Friday and 09:00am - 12:00pm Saturdays and at no other time.

REASON: To protect the amenities of nearby residential property.

10. The illumination of the proposed sign shall be of a static non-intermittent type.

REASON: To protect the amenities of nearby properties.

Officers Report for KET/2020/0261

This application is reported for Committee decision because there are unresolved material objections and a ward member has asked for it to be considered.

3.0 Information

Relevant Planning History

KET/2019/0529 - Change of use of a residential bungalow to a veterinary surgery.
Demolition of detached garage to allow access to rear for parking – Approved
23/10/2019

Site Visit

Officer's site inspection was carried out on 6th August 2019.

Site Description

The site is located on Polwell Lane Barton Seagrave with Rainbow Walk a public footpath on the northern boundary of the site. The site is formed of a detached bungalow with attached garage and parking to the front, the site has permission for use as a veterinary surgery under permission KET/2019/0529.

The surrounding area is predominately residential in nature, with a mix of bungalows and houses.

Proposed Development

The proposal is for 1 no. externally illuminated fascia sign and 1 free standing sign (non-illuminated).

Any Constraints Affecting The Site

C Road

Adjacent to a public right of way – Rainbow Walk

4.0 Consultation and Customer Impact

Neighbours

Three letters of objection have been received and the following issues were raised:

- The proposed illuminated signs would disturb neighbouring residents, potentially making sleeping at night difficult.
- It is a residential area so commercial signs are out of keeping with the area and the signs would look tacky.

Barton Seagrave Parish Council

Objection – the fascia sign is not acceptable with illumination but would be acceptable without illumination.

The freestanding sign is considered to be the appropriate size and there is no objection to the un-illuminated freestanding sign.

Highways

Presently the LHA cannot accept the application and require further information to support the proposals.

All illumination is proposed to be static. Any source of illumination should be shielded from any adjacent highway and must not be of a flashing or be of an intermittent type.

There must be no projection of the freestanding sign over the public highway as there is less than 2.4m between the ground level to the underside of the sign.

The LHA seeks clarification that the location of the freestanding sign will not be detrimental to both vehicle manoeuvres and vehicular and pedestrian visibility splays. The LHA request a clear and accurate detailed drawing showing the location of the freestanding sign relative to the site access onto the public highway including the footway and the associated visibility splays.

Environmental Health

No comment

5.0 Planning Policy

Legislation

The Town and Country Planning Act (Control of Advertisements) (England) Regulations 2007.

National Policies

National Planning Policy Framework 2019

North Northamptonshire Joint Core Strategy July 2016

Policy 1: Presumption in favour of Sustainable Development

Policy 8: North Northamptonshire Place Shaping Principles

Local Plan

33. Environment: Advertisements, Signs and Shop Fronts

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 Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) state that the Local Planning Authority shall exercise their powers under these regulations only in the interests of amenity and public safety, taking into account the provisions of the development plan, so far as they are material, and any other relevant factors. Paragraph 67 of the National Planning Policy Framework states that only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the Local Planning Authority's detailed assessment; and that advertisements should be subject to control only in the interests of amenity and public safety.

The key issues for consideration in this application are:-

1. Visual amenity
2. Residential Amenity
3. Public safety

1. Visual amenity

The proposal is for two signs, the proposed fascia sign would be located on the front elevation of the existing building and would measure approximately 2.6m wide by 0.48m high and have 'The Kettering Vets' in blue and white lettering on it. The sign would be partially illuminated, with external illumination above the word 'Vets' only.

The proposed freestanding sign was a significantly larger illuminated V sign with two boards measuring 1.2m x 1m each and 2.7m in height, however this has been reduced in size, changed to a single double sided board and the illumination removed at officer request. The amended freestanding sign would be a double sided board sign located at the front of the site measuring approximately 1m by 1m and on a pole of approximately 1.5m high, so that the sign would be a total of 2.5m high. The freestanding sign would not be illuminated.

An objection has been received on the grounds that the site is in a residential area so commercial signs are out of keeping with the area.

Whilst it is acknowledged that the area is largely residential, the site has permission for use as a veterinary surgery and there are some other non-residential uses in the road such as a nearby dog grooming parlour. As such it is considered that appropriately designed and sized signs would be acceptable in this location.

The proposed fascia sign while fairly large in terms of its length is fairly simple in its design and would only be partially illuminated.

The proposed freestanding sign would be a relatively small sign which would also have a simple design and would not be illuminated.

Therefore subject to a condition controlling illumination it is considered that the proposed signs would not adversely impact on visual amenity.

2. Residential Amenity

The application site is bounded by residential properties to the south and east, with Rainbow Walk to the north of the site. To the north of the site separated by Rainbow Walk is 87 Polwell Lane and 7 Cavendish Close shares a part of the side boundary. The site shares a boundary with 89a Polwell Lane to the side (southern) and rear (eastern) boundary as the garden of this property wraps around the rear of the site. Nos 6 and 8 Bedford Close are separated from the site by a small strip of the garden of no. 89a. Directly opposite the site are 86 and 88 Polwell Lane.

Objections have been received on the grounds that the proposed illuminated signs would disturb neighbouring residents, potentially making sleeping at night difficult.

The proposed illumination of the signs has been amended from the original proposal at officer's request to reduce the amount of signage illuminated. The fascia sign is approximately 2.8m long, the proposal is for 0.69m of the sign over the word 'Vets' to be illuminated and the rest of the fascia sign and the freestanding sign will not be illuminated. A condition is recommended to secure this.

The proposed veterinary surgery would be open between 08:00 – 19:00 Monday to Friday and 09:00 – 12:00 Saturdays. The applicant has agreed that the proposed illumination would only be switched on for these hours and that it would be switched off outside these hours, this can be secured by a condition.

Therefore subject to conditions controlling the amount and level of illumination and the hours of operation of the illumination as set out above, it is considered that the proposed signs would not have a detrimental impact on neighbouring residents in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Public safety

The proposed illumination of the fascia would be static and would be directed down over the sign, the level of illumination would be controlled to an appropriate level by a condition.

The proposed freestanding sign does not project over the public highway and does not interfere with the use of the access or adjacent parking space. Therefore it is considered that the proposal will not result in adverse risk to public safety.

Conclusion

Subject to the standard conditions, the proposed adverts are considered to have an acceptable impact on the area.

Background Papers

Title of Document:

Date:

Contact Officer:

Louisa Johnson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:



Title: 89 Potwell Lane

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Kettering
Borough Council

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Drawn by: Drawn by:



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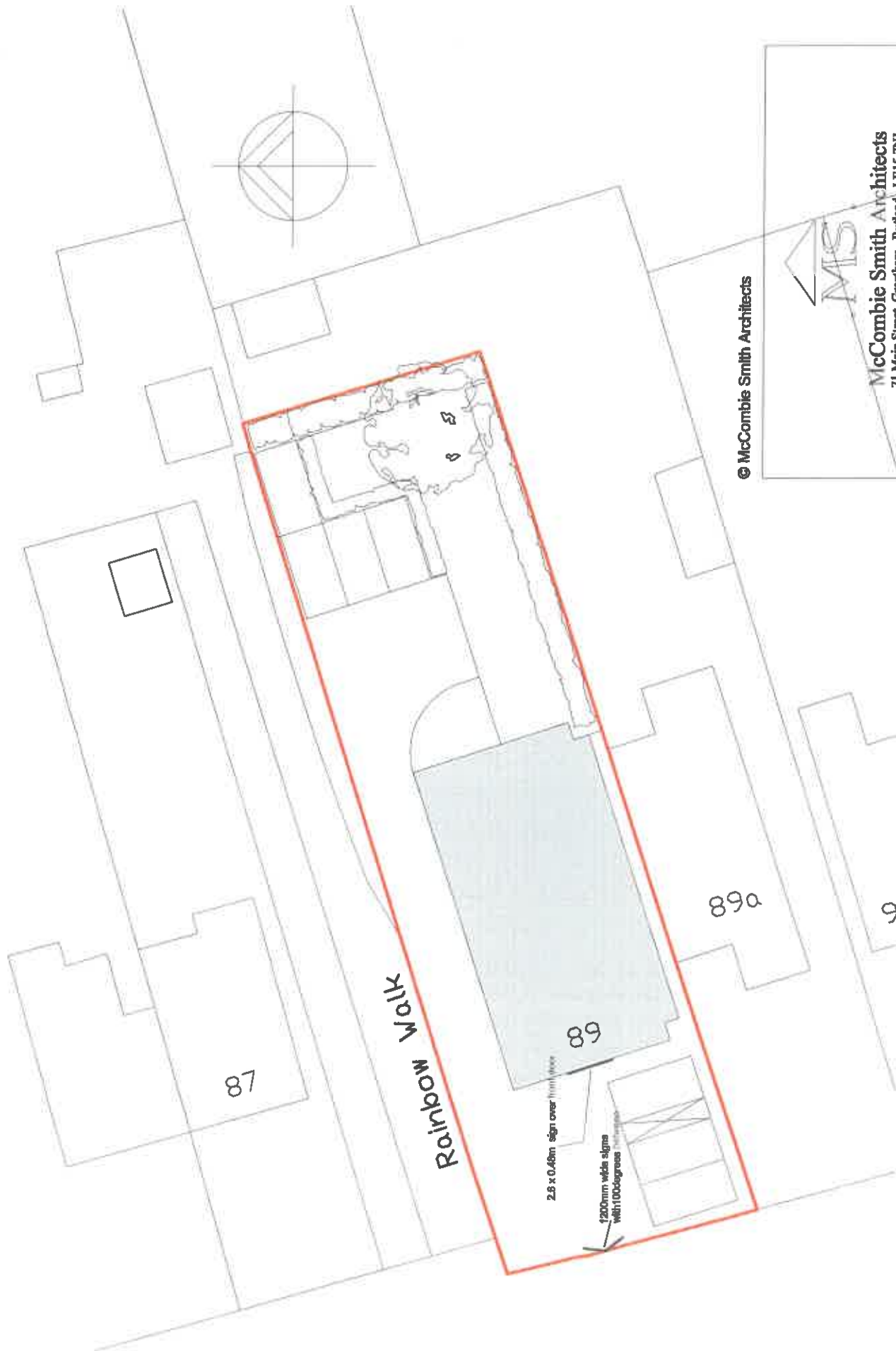


McComble Smith Architects
71 Main Street, Greetham, Rutland, LE15 7NJ
Tel 01572 812808

New vets
89 Polwell Lane, Barton Seagrave

scale 1:1250 on A4

846/19/1A



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McCombie Smith Architects
 71 Main Street, Greetham, Rutland LE15 7NJ
 Tel 01572 812808

New vets
 89 Polwell Lane
 Barton Seagrave

scale 1:200 on A3

846/19/5

The Front of the Post Sign



The Rear of the Post Sign



The Billboard



A4 scale 1:20

Illumination - Only Over 'VETS'

BOROUGH OF KETTERING

Committee	Full Planning Committee - 11/08/2020	Item No: 5.4
Report Originator	Alison Riches Development Officer	Application No: KET/2020/0273
Wards Affected	Pipers Hill	
Location	42 Milldale Road, Kettering	
Proposal	Full Application: Single storey side extension to form granny annexe	
Applicant	M D Steptoe	

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 amended plan number 20/4//1A and KET/2020/0273/2, received by the Local Planning Authority on 23rd June 2020.

REASON: In the interest of securing an appropriate form of development in the interests of visual amenity and the amenities of surrounding neighbouring occupiers in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.

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

4. The window on the rear (east) elevation shall be high-level, non-opening and glazed with obscured glass, and thereafter shall be permanently retained in that form.

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

5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Class A shall be made in the side (north) and rear (east) elevation of the building.

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

Officers Report for KET/2020/0273

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 19/05/2020.

Site Description

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

The property comprises a semi-detached two-storey orange brick dwellinghouse with a hipped brown concrete tile roof, and a double height front bay window. There is a pebble-dashed render panel between the bay windows and all windows are white PVCu casements.

There is a flat roofed single garage to the side (north) of the dwellinghouse, adjacent to No.44 Milldale Road, which is connected to the dwellinghouse by a corridor, accessed by a front and rear door. To the rear of the garage is a utility room and WC, and a single storey mono-pitch roofed extension has been added across the whole of the rear elevation.

To the front the garden slopes down into the site from the back of the footpath in Milldale Road in a west to east direction. There is a driveway leading to the garage and a low front and side (south) boundary wall. The north front boundary wall is low fencing.

To the rear the garden slopes downwards from the rear elevation towards the rear boundary fence in a west to east direction. There is a patio area next to the single storey rear extension and behind the utility room and WC with a set of steps leading down into the rest of the garden. The boundary treatment on all sides comprises 1.8 metre high wooden panel fencing with some established hedging and planting in front.

Surrounding properties form part of the same development.

Proposed Development

The proposal is for a single storey flat roofed extension behind the existing garage, incorporating the existing WC and utility room and comprising a bedroom and living area to provide an annexe.

Amended and additional plans were received during the application process to reflect the slope of the rear garden in relation to the proposal and were reconsulted on for 10 days.

Any Constraints Affecting the Site

Within the Nene Valley Nature Improvement Area (NIA) Boundary

4.0 Consultation and Customer Impact

Initial Consultation

Neighbours

One letter of objection received from No.16 Nepcote Close:

- **Objection.**
- The drawing submitted with the application does not contain any dimensions nor does it have a scale marked on it making it impossible to appreciate the scale of this proposed development.
- The drawing is of poor quality in terms of the lack of information it contains.
- It fails to take into account the levels of the land between my property and the proposed development and will result in a high wall being built close to my boundary fence and very visible from my windows and garden.
- It will effectively give the appearance of being a two-storey structure.
- The lack of dimensions makes it impossible for us to calculate just how near to the boundary fence the new development would be and as previously stated we are concerned about the current levels of the ground.
- As the new extension is shown being constructed at the same level as the existing garage and dwelling so to allow for the fall in ground level, the new wall adjacent to the boundary fence will be considerably higher than one storey.
- Suggest the proposed extension be lowered to the level of the existing ground level then we may be prepared to reconsider our strongest possible objection to the proposed extension.
- There is no specification attached to the drawing to give some indication of the type of materials to be used.
- No clear access to the site so how are materials etc. to be accessed without disruption to the neighbours.
- The proposal has a flat roof, how is rainwater to be disposed of.
- The proposal is some considerable distance beyond the normal building line where there has already been one extension. Another considerable extension is not in keeping with the other properties in the area and will detract from general amenities and may well have an unwelcome effect on the adjoining properties in Milldale Road and Nepcote Close.

Reconsultation

Neighbours

- No further comments received.

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 8. North Northamptonshire Place Shaping Principles

Policy 11. The Network of Urban and Rural Areas

Policy 29. Distribution of New Homes

6.0 Financial/Resource Implications

None

7.0 Climate Change Implications

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development. National planning policy and guidance is clear that effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

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

8.0 Planning Considerations

The key issues for consideration in this application are: -

1. The Principle of Development
2. Character and Appearance
3. Residential Amenity
4. Parking and Highway Safety

1. The Principle of Development

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

Policies 11 and 29 of the North Northamptonshire Joint Core Strategy direct development to existing urban areas and indicate that Kettering is a 'Growth Town' and, therefore, should provide a focal point for development.

Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and the highway network.

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

2. Character and Appearance

Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy requires new development to respond to the site's immediate and wider context and local character.

The proposed extension is located behind the existing garage close to the north boundary of the site with No. 44 Milldale Road and comprises an L-shaped single storey flat roofed extension.

The proposal and has been designed to complement the existing extension at the property. An objection from No.16 Nephcote Close states that the proposal is located beyond the normal building line where one extension has already been built and that an additional extension would not be in keeping with the other properties in the area.

The proposal is to the rear of the dwellinghouse and will not be visible in the public realm in Milldale Road, which is where the character and appearance of proposals has a greater impact. There is no 'building line' to the rear of properties and it is considered the proposal compliments the existing dwellinghouse and extension on site without dominating it and therefore provided the materials used match those on the existing dwellinghouse, as stated in the application form, and which can be secured by condition, the proposal complies with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Residential Amenity

Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy seeks to protect amenity by new development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

The proposed extension is located behind the existing garage and will extend into the garden by 10.4 metres from the back of the garage or 7.7 metres from the back of the existing WC and utility room, to which it will be attached. The rear garden slopes downwards from the back of the dwellinghouse to the rear boundary in a west to east direction.

An objection has been received by the neighbouring occupier to the rear of the application site at No.16 Nepcote Close. Some of their concerns related to not being able to fully interpret the plans and they were provided with additional information to assist them. Other concerns related to land levels and the height of the proposal and its proximity to their boundary which they stated would result in building more than one storey in height.

As a result of the objection, amended plans were provided showing the proposal in relation to the land levels at the site, as well as reducing the size of the proposed window in the rear (east) elevation facing towards No.16 Nepcote Close and obscurely glazing it.

The amended plans also provide existing and finished floor levels and show that the proposal has a finished floor level 15cm higher than the surrounding patio area and 15cm lower than the existing floor level of the kitchen. This means there is a step down from the main dwellinghouse to the proposal and a further step down from the proposal onto the existing patio area.

The proposal can only be accessed through the existing kitchen and the proposed floor plan shows a shaded area in the corridor and WC between the existing dwellinghouse and the extension which has the same floor level as the existing kitchen. The proposal extends 7.7 metres from the back of the existing WC and utility room (the proposed WC and Shower room), and there will be 50cm of additional building height to accommodate the change in ground levels.

The distance from the rear elevation of the proposal to the rear boundary fence is 15.5 metres. When the plans were amended the applicant replaced the proposed full sized rear (east) window with a high level obscurely glazed window, the sill level of which will be 1.725 metres above the finished floor level of the proposal. This window provides a secondary function to the south facing patio doors and therefore a condition will secure its retention in this form and fixed shut. As such, it is considered that although there is a change in ground level, the separation distance between the proposal and the boundary with No.16 Nepcote Close means that there will be no issues of overbearing, overlooking, a loss of privacy or loss of daylight or sunlight to these neighbouring occupiers.

With respect to the other surrounding neighbours, it is considered that the separation distance between the proposal and the neighbouring property to the south at No.40 Milldale Road is such that there will be no adverse impact on the amenities of either neighbouring or future occupiers by reason of a loss of privacy, sunlight or daylight.

With respect to the occupiers of No.44 Milldale Road to the north of the site, the proposed extension will sit close to the boundary between the application site and this property. No.44 is the handed version of the application site and has a single flat roofed garage abutting the garage at the application site.

Due to the difference in land levels, the rear elevation of the proposal will have a height above ground level of 3.5 metres and will finish at the point in the site where the land has a greater downward slope. Due to the separation distance between

the flank wall of the proposal and the dwellinghouse at No.44, it is considered that the height of the proposal at the boundary will not significantly impact on the amenities of these neighbouring occupiers in terms of overbearing or a sense of enclosure or a loss of sunlight and daylight. In terms of the proposed rear elevation window, this will sit where the land level in the garden drops away and has been amended by the applicants to be high level and obscure glazed, as it provides a secondary function to the proposed patio doors in the south elevation. A condition will secure the retention of this window in this form and fixed shut, and additional conditions will be added to prevent any openings in the side (north) elevation facing No.44 and the rear (east) elevation facing down the garden, and for the proposal to be built out in accordance with the submitted details will prevent any overlooking or a loss of privacy to the private rear amenity space of No.44 and as such, it is considered that although there is a change in ground level, there will be no issues of overbearing, overlooking, a loss of privacy or loss of daylight or sunlight to these neighbouring occupiers.

It is considered that no other neighbours are affected by the proposal.

Subject to the conditions securing the east facing rear window in the proposal as high level, obscure glazed and fixed shut, no further openings in the north and east elevations and for the proposal to be built out in accordance with the submitted details, and southeast elevations, it is considered that the proposal complies with Policy 8 of the North Northamptonshire Joint Core Strategy and Policy 12 of the National Planning Policy Framework.

4. Parking and Highway Safety

Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

The existing parking provision at the site is provided by the garage and driveway which provides parking for at least 2 no. vehicles clear of the highway. Additional parking is available in the unrestricted highway in Milldale Road.

The proposal will result in an additional bedroom, but it is considered that this will not adversely impact on the existing parking arrangements at the site, or on-street in Milldale Road, and as such the proposal complies with Policy 8 of the North Northamptonshire Joint Core Strategy.

Conclusion

Subject to conditions requiring materials to match, retention of the east facing window as high level, obscure glazed and fixed shut, no further openings in the side (north) and rear (east) elevations, and for it to be built out in accordance with the submitted plans, the proposal accords with policies in the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date:

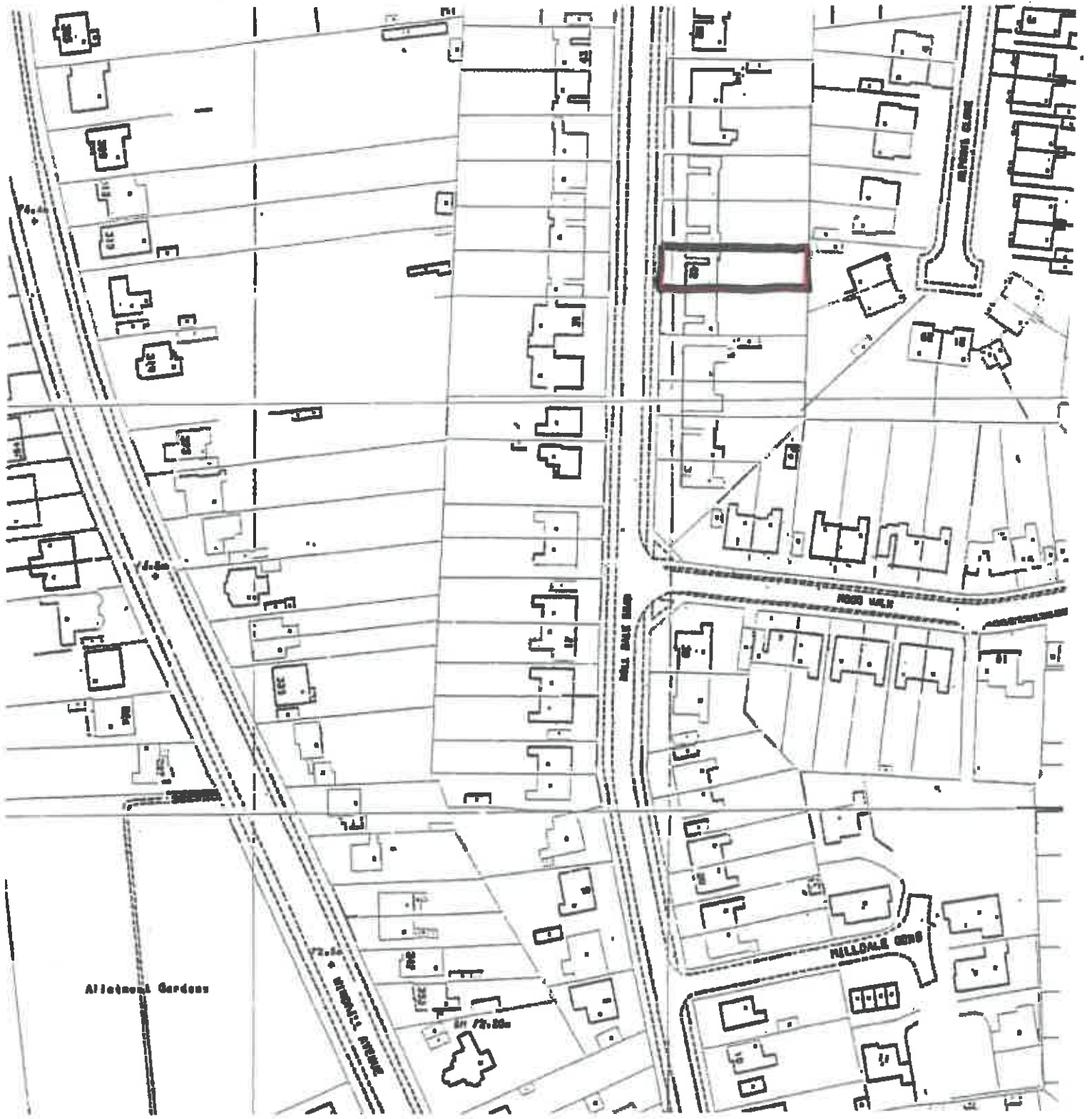
Contact Officer:

Alison Riches, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

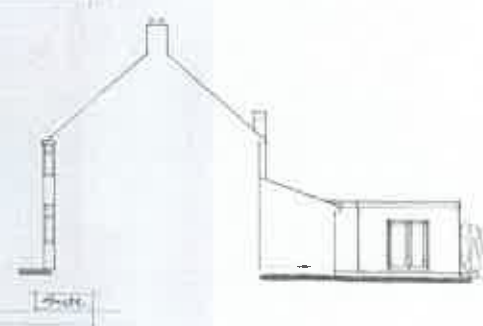
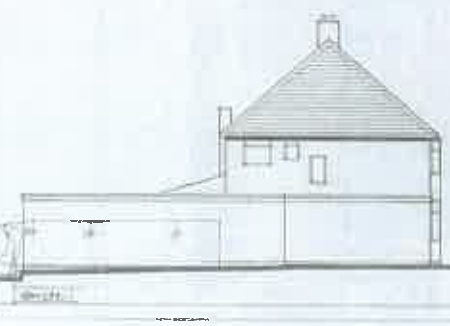
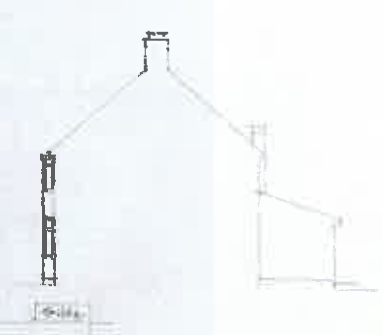
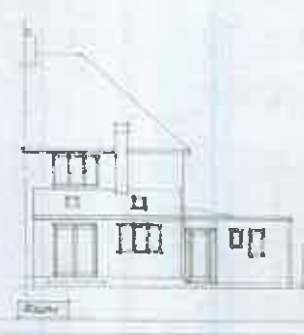
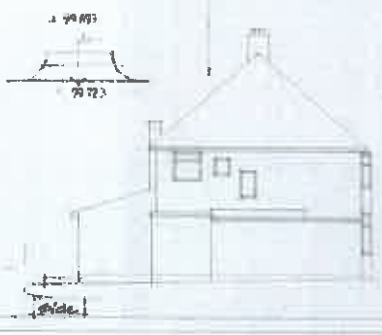
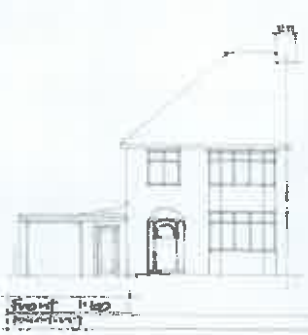
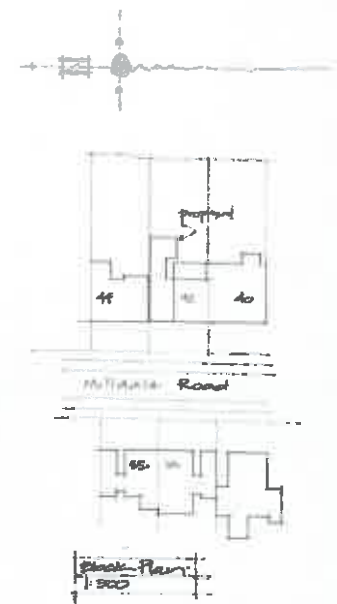
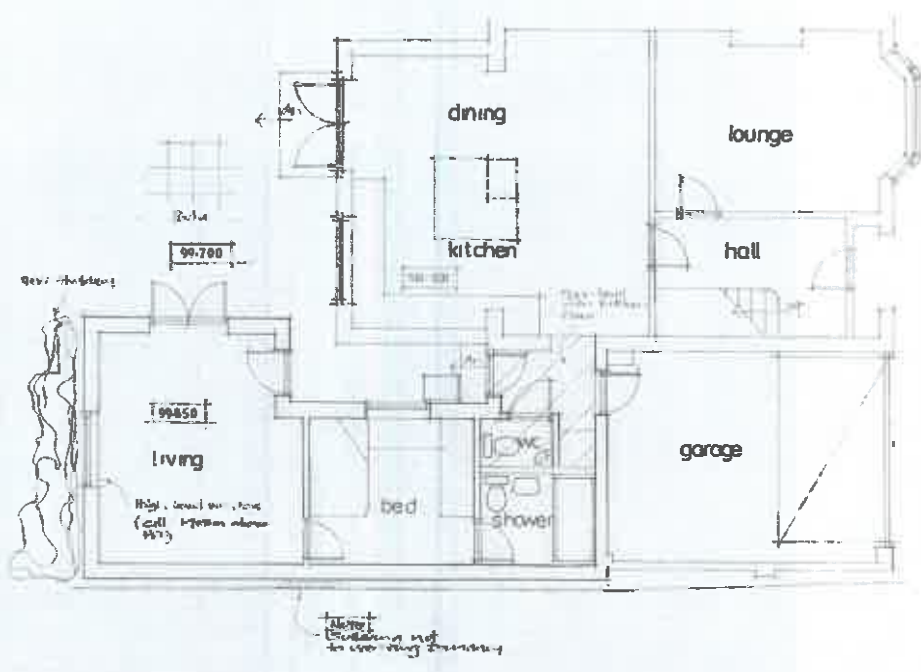
Date:



No. 42
Mildale Road
Kettering

Scale 1/1250

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KET 2023 0273

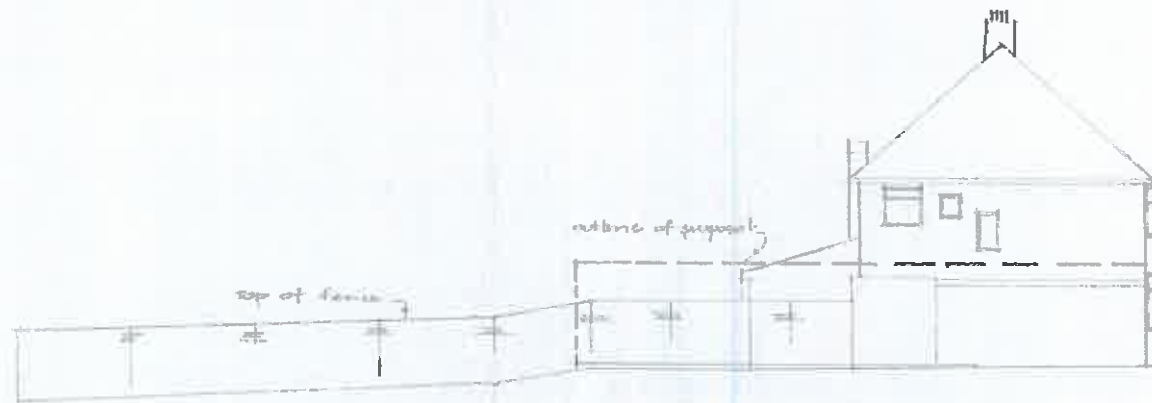


ALL DRAWINGS TO BE CHECKED BY
PROPOSED EXTENSION
 No. 42
 Middle Road
 Kettering

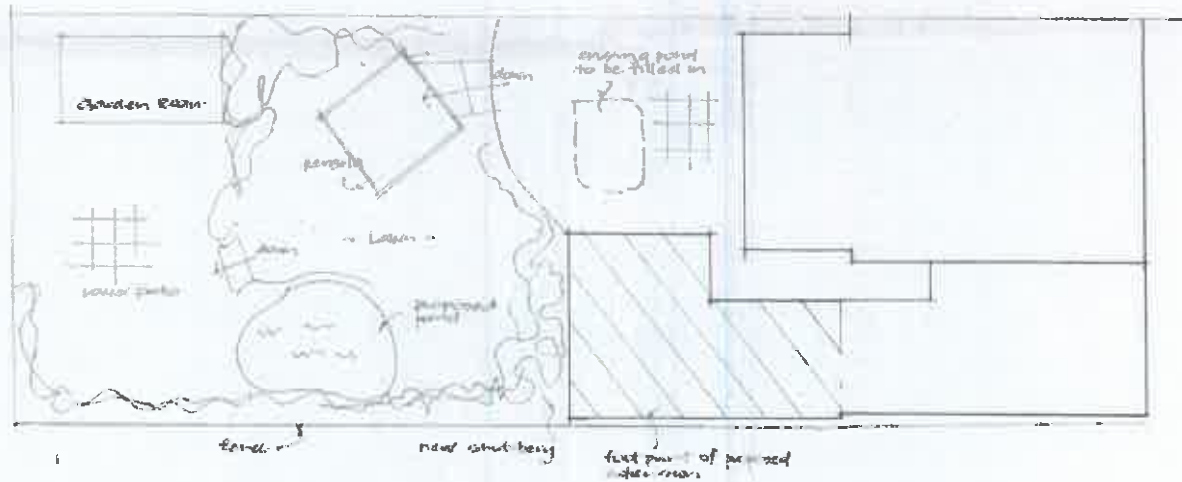
Peter Philipin
 Design

312
 London Road
 Kettering
 077 200 69 840

Plan No. 20/4/1A



Side Elevation 100



Plan 100

GARDEN LAYOUT



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BOROUGH OF KETTERING

Committee	Full Planning Committee - 11/08/2020	Item No: 5.5
Report Originator	Louisa Johnson Development Officer	Application No: KET/2020/0287
Wards Affected	Queen Eleanor and Buccleuch	
Location	Leeks Farm (land at), High Street, Cranford	
Proposal	Full Application: 2 no. detached single storey dwellings with associated parking and access	
Applicant	Ms A Buckley, C/O Berrys	

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. 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.

4. No development above building slab level shall commence on site until full details of all windows, doors, timber finishes, verge detailing, rainwater goods and stone 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.

REASON: Details are required prior to commencement of development in the interests of protecting the character and appearance of the Conservation Area in accordance with policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the roof planes of the buildings.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy.

6. Prior to first occupation of the dwellings 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.

7. Prior to construction of the dwelling, there shall be submitted to and approved in writing by the Local Planning Authority a report identifying how the dwelling is to be constructed in order to achieve a maximum water use of no more than 110 litres per person per day in accordance with the optional criteria 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). Thereafter and before first occupation, evidence is to be submitted to and approved in writing by the Local Planning Authority to demonstrate that this requirement has been incorporated.

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

8. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority or Environmental Health. Monday to Friday 08:00 to 18:00 hours, 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 residential amenity in accordance with policy 8 of the North Northamptonshire Joint Core Strategy

9. No development shall take place on site until details of the method of construction of the means of access have been submitted to and approved in writing by the Local Planning Authority. No other development shall take place on site until the access has been constructed in accordance with the approved details.

REASON: To provide satisfactory access to the site and neighbouring properties during construction in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

10. 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.

11. No development above building slab level shall commence on site until a scheme for the provision of the surface water drainage shall be 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 scheme.

REASON: Details for the provision of surface water drainage are necessary prior to commencement of development to prevent surface water flooding in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy.

12. No development above building slab level shall commence 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 amenities and privacy of the neighbouring property in the interests of amenity in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

13. No development above slab level shall take place on site until details of refuse storage and presentation points for each dwelling has been submitted to and approved in writing by the Local Planning Authority. The approved refuse storage and presentation points shall be provided before the occupation of any of the dwellings affected and retained as approved thereafter.

REASON: Refuse details are necessary prior to the commencement of development in the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

14. No development shall take place until a plan prepared to a scale of not less than 1:500 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: To protect the privacy of the occupiers of adjoining properties in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2020/0287

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

3.0 Information

Relevant Planning History

KET/1977/1289 - Two old persons bungalows – Approved 10/01/1978

Site Visit

Officer's site inspection was carried out on 2nd June 2020.

Site Description

The application site is currently a paddock to the rear of 6, 8, 8a and 10 High Street. The site falls within Cranford's Conservation Area and is within the village boundary of Cranford.

The site is relatively flat and is screened from the south by existing trees. The site is accessed off High Street via an access point between 8a and 10 High Street. To the south is the former Kettering to Huntingdon railway line that delineates the southern extent of the village boundary and Conservation Area.

Proposed Development

Two detached single storey dwellings with associated access and parking

Any Constraints Affecting The Site

C Road – High Street
Cranford Conservation Area
Setting of Listed Buildings

4.0 Consultation and Customer Impact

Cranford Parish Council

Cranford Parish Council have discussed this application which falls within the current village boundaries and decided to make no comment either way on this application.

Highway Authority

No comments received at the date of writing; any comments will be reported in an update report.

Environmental Health

No objection subject to conditions relating to unexpected contamination and working hours for construction and informative relating to Radon.

Neighbours

Three letters of objection have been received on the following grounds:

- The private driveway currently serves four properties each with two vehicles. It is currently too busy with the current volume. The driveway is only wide enough for one vehicle. If you turn into the driveway, it is not possible to see if another vehicle is exiting the driveway. This means you have to reverse back out onto the main high street with poor visibility. The high street is a very busy road as used as a short cut to the A14. Traffic calming measures were introduced in the middle of the High Street but they do not stop vehicles entering Cranford from Kettering at high speed where there is also a blind bend. This is a highway safety concern.
- Concerned by how close the proposed access way would come to our dining room at the front of the house, causing additional traffic so close to our house as we have a pathway at the front of the house that leads directly onto the driveway
- We park one vehicle in front of our garage and the other alongside our garage. The turning area is required.
- The land is elevated towards the South and therefore the proposed properties will be higher and will be more visible to the surrounding residents.
- The view from our bedroom balcony will be greatly impacted. We will look directly onto the properties and we will lose the privacy.
- Disruption whilst work is undertaken, including excessive noise and dust pollution
- Residents of Mill Barn would be overlooked by houses on both of the open sides of their property which will encroach on our privacy and family life.
- The pictures detailed in the application do not illustrate the inter visibility that our property, Mill Barn, would experience. Mill Barn would also be overlooked and would in fact seem to be closer to these new properties than our neighbours. Given we hope to restore the barn wall and make use of this space, the main window will look directly over these properties.
- It is not clear what form of boundary near to our property would be erected and whether this would be in keeping with the stone built properties in the conservation area.
- The development and the proposed trees would block light from Mill Barn, certainly for the first part of the day, even single storey properties. The Mill Barn that overlooks this land is also single storey.
- It is likely that occupants of Mill Barn will be disturbed by the noise from these properties as they are so close to Mill Barn.

5.0 Planning Policy

National Planning Policy Framework (2019):

Policy 2: Achieving a sustainable development

Policy 5: Delivering a sufficient supply of homes

Policy 12: Achieving well-designed places

Policy 15: Conserving and enhancing the natural environment

Policy 16: Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Joint Core Strategy (NNJCS) 2011–2031

Policy 1 – Presumption in favour of sustainable development

Policy 2 – Historic Environment

Policy 4 – Biodiversity and Geodiversity

Policy 5 - Water Environment, Resources and Flood Risk Management

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 15 – Well-connected towns, villages and neighbourhoods

Policy 29 – Distribution of new homes

Policy 30 – Housing Mix and Tenure

Local Plan

Policy RA3 – Restricted Infill Village

Emerging Site Specific Part 2 Local Plan

Policy RS1 – Category A Villages

Policy CRA1 – Cranford Development Policies

Appendix 3 – Policies Maps: Cranford Proposals Map

6.0 Financial/Resource Implications

None

7.0 Climate Change Implications

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

should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

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

8.0 Planning Considerations

The key issues for consideration in this application are:-

1. The principle of development
2. Design and impact on the street scene
3. Heritage Assets (Conservation Areas and setting of listed buildings)
4. Amenity of future occupiers
5. Impact on Residential Amenity
6. Highways and parking
7. Biodiversity
8. Refuse
9. Sustainable construction & design
10. Contaminated Land

1. The principle of development

The proposal involves the erection of two detached dwellings and associated access and parking. The application site is located within the village boundary of Cranford, the site is currently in use as a paddock.

Policy 29 of the NNJCS directs development to existing settlements within the Borough to strengthen the existing network of settlements whereas Policy 11 permits small scale infill development on suitable sites if no resultant harm to character, residential amenity or infrastructure.

Policy RA3 of the Local Plan defines Cranford as a Restricted Infill Village. The policy states that planning permission will only be granted for residential development in Restricted Infill Villages where the proposal is within the defined village limits, it is appropriate in terms of size, form, character and

setting of the village, where it does not involve the development of open land which is important to the form and character of the village and where it is compatible with all other policies. The site is within the defined village boundary on a secluded site that is not considered to be important to the character of the village and the appropriateness of the size and form is to be discussed further below.

The site falls within the current village boundary. While the proposed village boundary as set out in the Emerging Site Specific Part 2 Local Plan Cranford Proposals Map excludes the site, the emerging plan has limited weight. Therefore, the proposals are considered against the current village boundary.

Policy 8 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 and be of high quality of design.

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

2. Design and impact on the street scene

Policy 8 d) of the NNJCS requires development to respond to the site's immediate and wider contexts such as the overall form, character and landscape setting, a view reinforced by policy 12 of the NPPF.

The site is set well back from the High Street being set behind High Street frontages and only obliquely visible from the public realm, therefore the proposal is considered to be somewhat discreet. The proposal has design elements and material choices taken from surrounding development to help the proposal merge into the rural location.

The proposal is to be located forward (north) in the plot thereby much of the rural edge of settlement feel will be retained whilst maintaining the relationship with the built form of Cranford.

To the immediate south is the former Kettering to Huntingdon railway line that demarcates the southern extent of the village boundary and Conservation Area. There is development in this buffer between the High Street and former railway lane as the Orchard Field development of 12 properties to the east of the current site is built right up to the southern village boundary. As the site is 0.34 ha and the proposal is for two dwellings, this is a density of 5.9d/ha which is extremely low and suitable for a village development.

The dwellings respect the scale and mass of the buildings within the locality and the elevational treatments and materials complement the historic and architectural character of the village in accordance with policies 2 and 8 of the NNJCS and policies 12 and 16 of the NPPF.

3. Heritage Assets (Conservation Areas and setting of listed buildings)

The property falls within the Cranford conservation area; section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that “special attention” shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The site also is within the setting of 6 and 8 High Street which are Grade II listed buildings. As such it also falls to be considered under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires that the local authority shall 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.”

Policy 2 of the JCS consistent with Chapter 16 of the NPPF seeks development to conserve and enhance the historic environment.

The materials proposed are coursed natural stonework under plain tile roof, red stone window surrounds, timber cladding panels details of which will be secured through condition. The development including materials which are appropriate, repeating or echoing the values already established in the conservation area. It is considered that the scale, form and appearance of the proposal are such that the development would preserve the conservation area and setting of the listed buildings. It is considered that the proposal would make a positive contribution.

The proposal is therefore considered to be in accordance with policy 16 of the National Planning Policy Framework and policy 2 of the NNJCS which encourage proposals that respect and enhance the historic environment and character by strengthening distinctive historic qualities. The proposal, therefore, can be said to preserve the character of its surroundings in accordance with sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the adopted Cranford Conservation Area.

4. Amenity of future occupiers

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

Policy 30 of the NNJCS requires new dwellings to meet the Technical Housing Standards – nationally described space standards as a minimum.

The proposal is for two detached single storey houses, with garages and gardens to the side and rear.

The proposed dwelling on plot 1 would have three bedrooms, two of which meet the standard for a double bedroom and one for a single bedroom, and the dwelling would be approximately 143sqm in area excluding the garage. The proposed dwelling on plot 2 would have two bedrooms both of which meet the standard for a double bedroom, and the dwelling would be approximately 136sqm in area excluding the garage.

The proposed dwellings meet the minimum floorspace standard required for a dwelling of this size. Both properties have substantial gardens, and these are considered to be adequate for dwellings of this size.

Therefore, the proposed dwellings comply with the requirements of the Technical Housing Standards – nationally described space standards, March 2015. The proposal would be acceptable in terms of the amenity of future occupiers and in accordance with policies 8 and 30 of the NNJCS.

5. Impact on Residential Amenity of Existing Occupiers

Policy 8 of the JCS requires development not to result in an unacceptable impact on neighbouring amenity by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

Three objections have been received on the grounds that the proposed dwellings would overlook adjacent properties and affect the privacy of these properties, would affect light to adjacent properties and cause noise and disturbance, concerns have also been raised that the proposal would affect views from adjacent properties.

The site shares a front to rear boundary with 6, 8, 8a and 10 High Street which back onto the site, these are all two storey properties. The proposed dwellings on the site will be 8m from the boundary with these properties at the closest point, this is adjacent to the rear of 6 High Street which is approximately 8m (at the closest point) from the rear boundary. Therefore, these two properties, which are the closest two properties, would be approximately 16m between their front and rear elevations.

An objection has been received on the grounds that the land is elevated towards the South and therefore the proposed properties will be higher and will be more visible to the surrounding residents. Whilst it is acknowledged that the land does rise to some extent towards the south, given the single storey nature of the proposed dwellings and the separation distance it is considered that the proposed dwellings would not result in significant overlooking of 6, 8, 8a and 10 High Street detrimental to the amenity of these properties. However, it is considered that it would be appropriate to attach a condition requiring

details of final land levels to be submitted prior to development to ensure that the development does not result in a detrimental impact on neighbouring properties.

Furthermore, it is considered that the proposed dwellings would be far enough away to ensure that they do not affect the outlook from upstairs bedrooms at properties on the High Street. An objection has also been received on the grounds that the view from a bedroom balcony would be greatly impacted and the proposal would result in a loss of privacy to the balcony. Whilst private views are not protected, it is also considered that the proposed dwellings would not unduly impact on views from these properties given the separation distances involved.

An objection has been received from the occupants of Mill Barn on the grounds that Mill Barn would be overlooked by the development which would encroach on their privacy and family life and that the proposal would block light from Mill Barn. The objection also states that they wish to restore the barn on the site and make use of this space and the main window would look directly over these properties. Concerns have also been raised regarding noise from the properties disturbing residents of Mill Barn and regarding the boundary treatment between the site and Mill Barn.

The proposed dwellings would be to the east of Mill Barn, the nearest dwelling would be 5m from the boundary at the closest point. The buildings at Mill Barn are approximately 7m off the boundary, therefore there would be a minimum separation distance of 12m side to side. There will be six windows in the side elevation facing Mill Barn, however all of these windows are ground floor windows and so would be screened by any boundary treatment which would be conditioned. This combined with the separation distance is considered to be adequate to ensure that there would be no overlooking or loss of privacy to Mill Barn or its outbuildings.

Furthermore, it is considered that the separation distance and single storey nature of the proposals is such that there is unlikely to be unduly significant shadowing or loss of light to Mill Barn due to the proposals. An objection has been raised regarding noise and disturbance from the proposed dwellings, however as these are residential properties it is considered that this is unlikely to be significant and as such would not have a detrimental impact on the amenity of the Mill Barn. In regard to boundary treatments, it is considered that it would be unreasonable to require the applicant to erect a stone wall along the boundary between the site and Mill Barn as requested by the occupants of Mill Barn given the cost of such a wall. However, it is considered appropriate to attach a condition requiring details of boundary treatments to be submitted to ensure that the amenity of residents is protected.

Subject to the recommended conditions it is considered that there will be no unacceptable impact on the amenity of neighbouring residents or Mill Barn through this proposal in accordance with policy 8 of the NNJCS.

6. Highways and parking

Policy 8 b) ii) of the NNJCS 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.

An objection has been received on the grounds that the private driveway currently serves four properties and is only wide enough for one vehicle and as the access is so busy additional vehicles would cause highway safety concerns. An objection was also raised regarding the need for a turning area for properties using the access and the proximity of the access to 10 High Street.

The proposed access has been widened to 4.5m for its entire length of approximately 36m. This complies with the requirements of the Northamptonshire County Council Local Highway Authority Standing Advice which states that accesses serving two to five dwellings, (up to but not exceeding a maximum length of 45m from the highway boundary), should have a minimum width of 4.5m for the first 10.0m from the highway boundary. This enables two opposing vehicles to pass each other at the point of access. This in turn ensures that a vehicle entering a site does not stop and turn within the highway to allow an emerging vehicle out.

Whilst it is acknowledged that the proposal would result in 6 dwellings being served by a private drive, it is considered that the proposal would improve the situation overall by widening the access to allow two vehicles to pass. It should be noted that the 5 dwellings off a private driveway, is an arbitrary figure set by Highways and appeal decisions have allowed more than 5 dwellings where it is deemed safe. The important issue is the impact on highway safety.

An objection was raised on the grounds that a turning area was required for other properties using the access road, however a turning area similar to the existing arrangement has been retained as shown on the Site Plan HA36610_P01_D, therefore the proposal should not affect residents ability to turn their vehicles.

An objection has been received regarding the proximity of the access to 10 High Street, however according to the Location Plan and photographs provided the existing access is already very close to no. 10. The proposal involves widening the access on the other side and as such it does not appear to be any closer to 10 High Street than the existing situation. Given this it is considered that the proposal would not worsen the existing situation in terms of the impact on 10 High Street.

Therefore, it is considered that the proposal is acceptable in terms of the standard of the access. Details of the construction of the access can be secured by condition.

The proposed dwellings have adequate space for two / three parking spaces on their drives in addition to the garages provided for each property and this is considered to be adequate for properties of this size.

Therefore, subject to conditions securing the provision of the access, surface water drainage and parking, it is considered that the application is acceptable in terms of access and parking in accordance with policy 8 of the NNJCS.

7. Biodiversity

Policy 15 of the NPPF requires Local Planning Authorities to aim to conserve and enhance biodiversity by permitting development only where significant harm can be avoided. This is enforced through Policy 4 of the North Northamptonshire Joint Core Strategy that states development should be refused if significant harm cannot be avoided, mitigated or compensated.

A Tree Constraints Letter and Plan have been submitted with the application, the submitted documents largely deal with the Sycamore tree on the western side of the access. This tree was considered to be a category C tree which is formed of a low quality regrown stump, it has developed into a four-stemmed tree with an aggregated stem diameter of 55 centimetres. It stands at approximately 13 metres high and with cardinal crown dimensions of: north 6 metres, east 7 metres, south 6 metres and west 4 metres. This tree would need to be removed to allow the access to be widened. Given the low quality of the tree there is no objection to the removal of this tree.

It is considered that a landscaping plan would be appropriate to ensure that the trees on the southern boundary are appropriately managed and the rest of the site is landscaped. This would also ensure that there is some biodiversity gain on the site.

Therefore, subject to a condition securing a landscaping scheme it is considered that the proposal is acceptable in terms of biodiversity and landscaping in accordance with policy 8 of the NNJCS.

8. Refuse

The proposal does not provide details of bins stores or bin presentation points, however there is adequate space on both plots for a bin store. There is space to the front of both properties for bin presentation points close enough to be practical to present bins to High Street for collection weekly and details are to be secured by condition.

Therefore, it is considered that the proposal is acceptable in terms of provision for refuse storage and collection in accordance with policy 8 of the NNJCS.

9. Sustainable construction & design

Policy 9 of the NNJCS requires development to incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential development should incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day which will be secured through condition

A sustainability appraisal has not been submitted with the application, therefore it is considered that it would be appropriate to attach a condition requiring the submission of a Sustainability Appraisal and Energy Statement and calculations for water usage in each property. As such subject to this condition it is considered that the proposal complies with the requirements of policy 9 of the NNJCS.

10. Contaminated Land

The Council's Environmental Health team have requested an Unexpected Contamination condition and a Radon informative to ensure that the development is acceptable in terms of contaminated land.

Therefore, subject to the above conditions and informative it is considered that the proposal is acceptable in terms of contaminated land in accordance with policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

Conclusion

The application is considered to accord with the Development Plan. The extant permissions and the NPPF are material considerations in favour of the application. The application is recommended to members for approval subject to conditions

Background Papers

Title of Document:

Date:

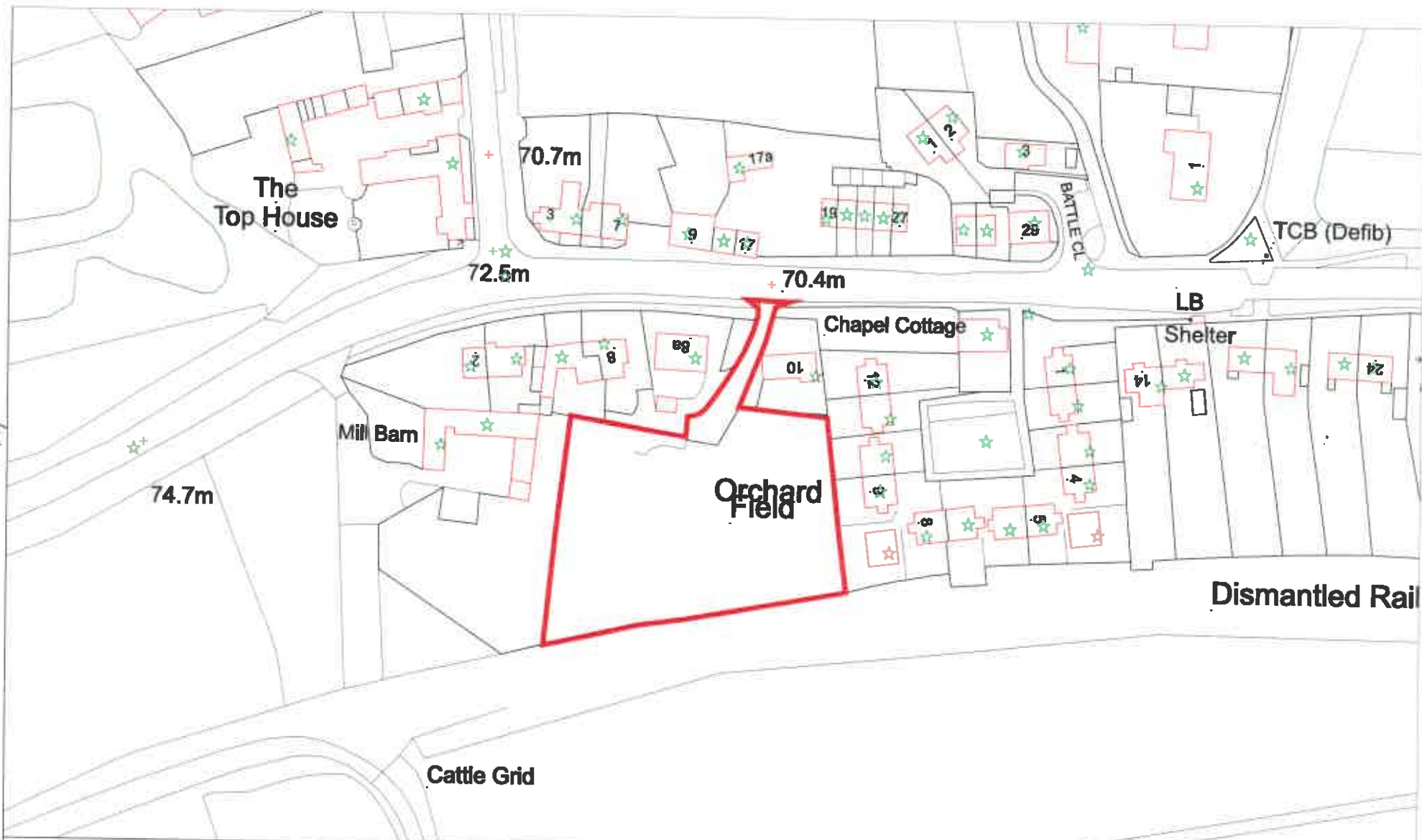
Contact Officer:

Louisa Johnson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:



Title: Leeks Farm (land at), Cranford

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Drawn by: Drawn by:

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Borough Council

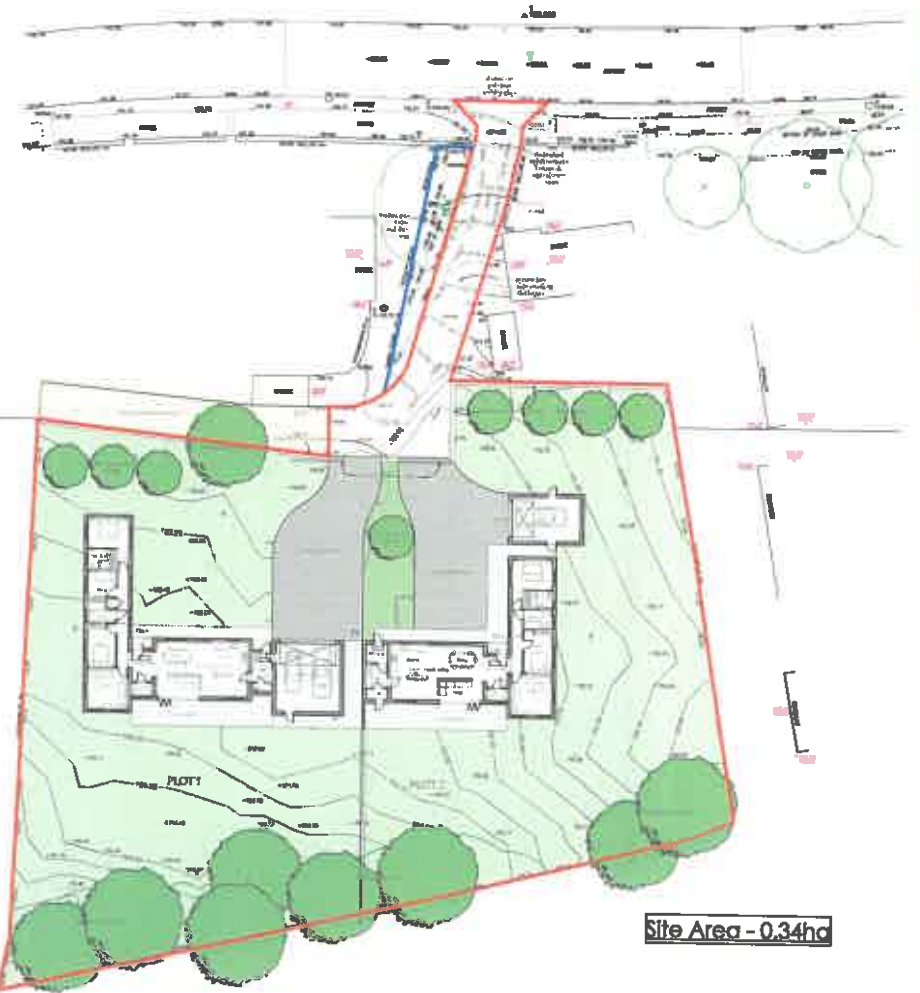


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BERRYS

LOCATION PLAN 1:1250



SITE PLAN 1:500



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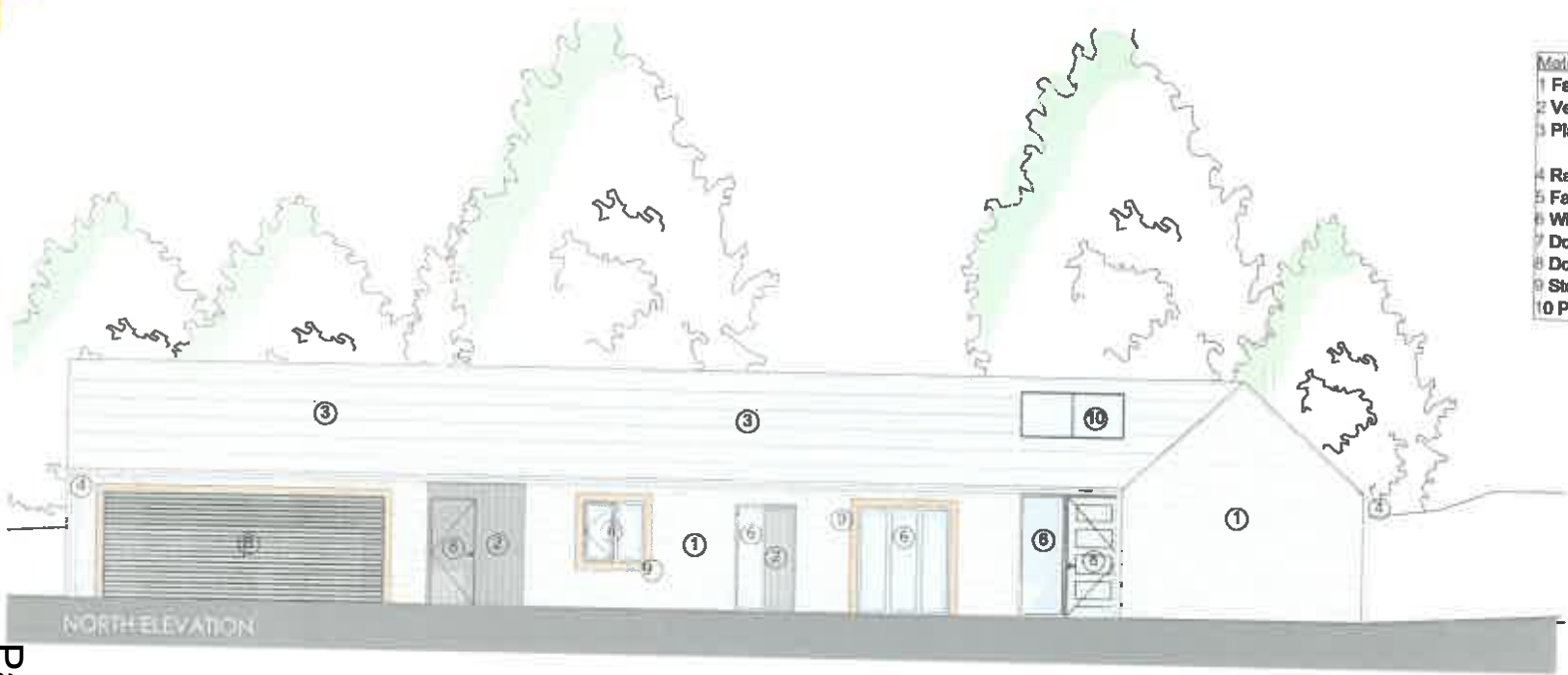
Client:
Anne Buckley

Project:
Planning Application for Infill Site Off
High Street, Cranford

Drawing:
Location and Site Plan

Drawing No:	Scale:	Page:	Drawn By:	Date:
HA36610_PD1_D	1:1250	A3	RJP-S	Mar 2020

Materials Key	
1 Facing Blockwork	- Limestone Coursed Stone
2 Vertical Timber Cladding	- Cedar Dark Stain
3 Plain tile Roof	- Dark grey with ornamental tile banding (fishtail profile)
4 Rainwater goods	- Copper
5 Fascias & Soffits	- Light grey
6 Windows	- Aluminium PPC, white
7 Doors	- Aluminium PPC, white
8 Doors	- Timber
9 Stone Surround	- Red stone
10 Pitched Rooflight	- Conservation Type



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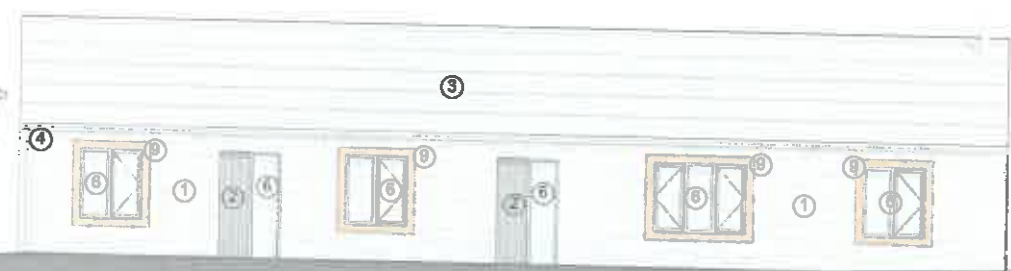
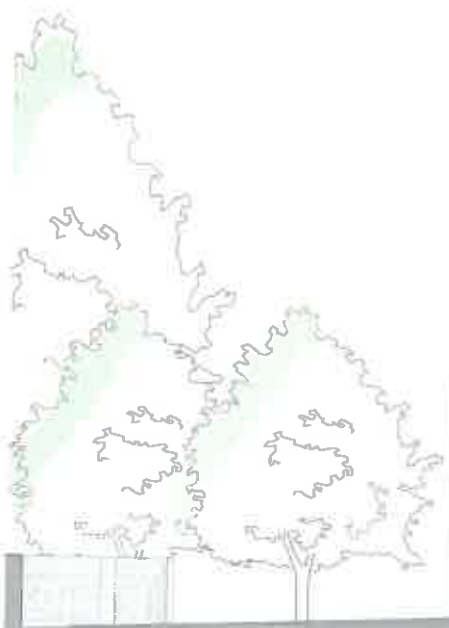
Drawn: Anne Buckley

Project: Planning Application for Infill Site Off High Street, Cranford

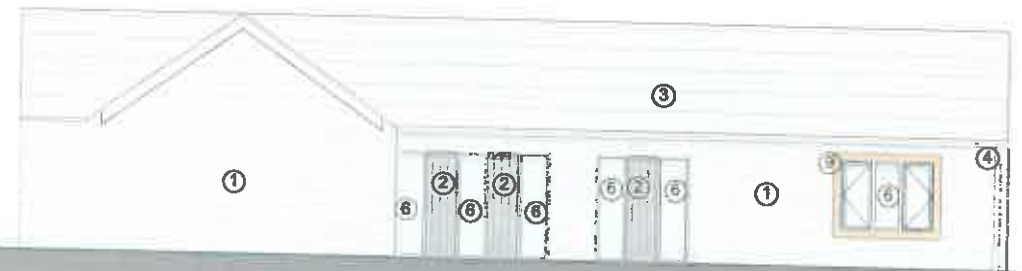
Drawing: PLOT 1 - North and South Elevations

Drawing No: HA36610_P13_D | Scale: 1:100 | Date: AS | Drawn: RJP-S | Mar 2020

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4 Rainwater goods	- Copper
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9 Stone Surround	- Red stone
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WEST ELEVATION



EAST ELEVATION



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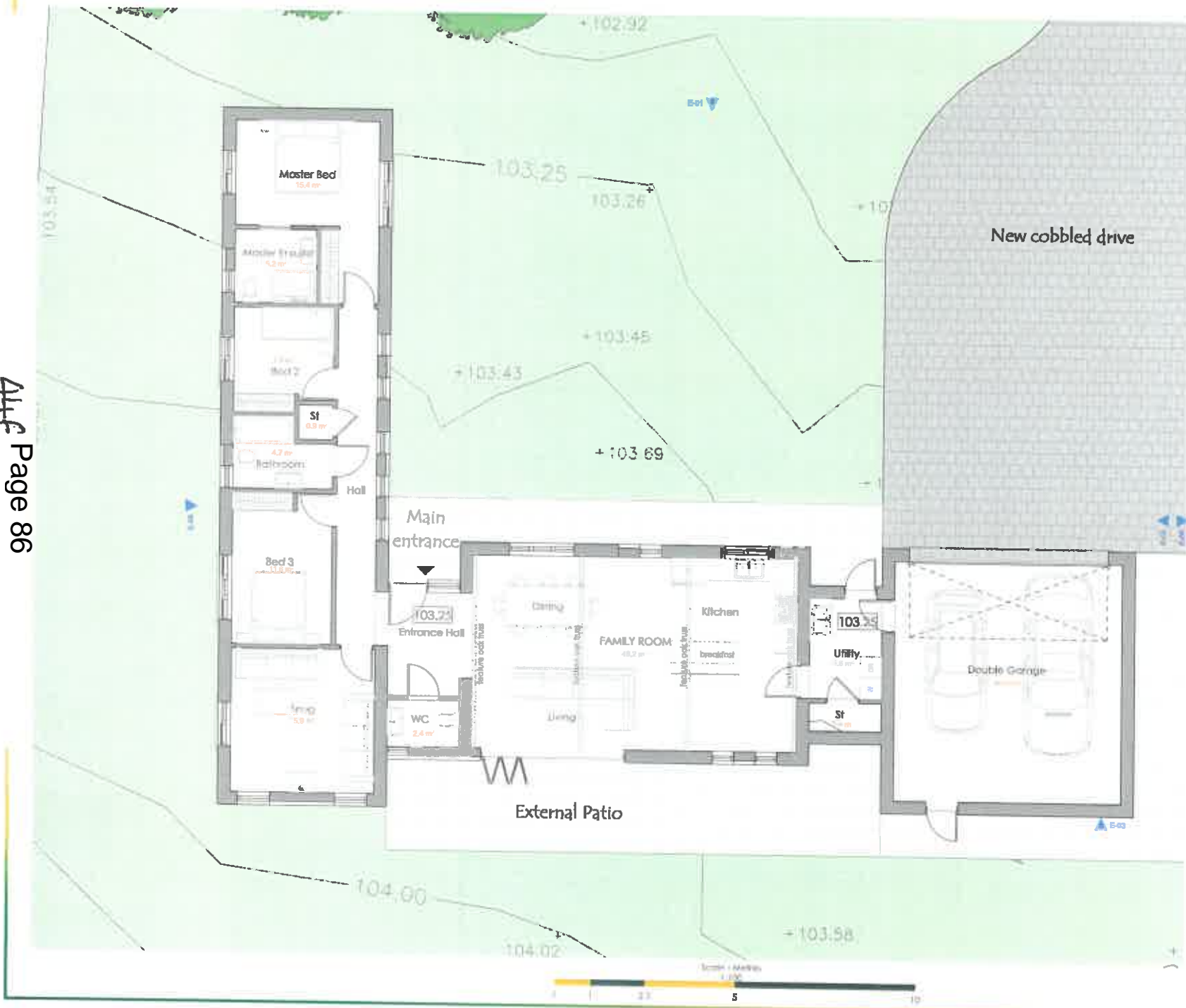
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Project: Planning Application for Infill Site Off High Street, Cranford

Drawing: PLOT 1 - East and West Elevations

Drawing No.	Scale	Paper	Drawn By	Date
HA36610_P14_D	1:100	A3	RJP-S	Mar 2020



Schedule of Accommodation	
Plot 1 Gross Internal Floor Area	
3B/5P	- 143m ²
Garage	- 42m ²
Total	- 185m²



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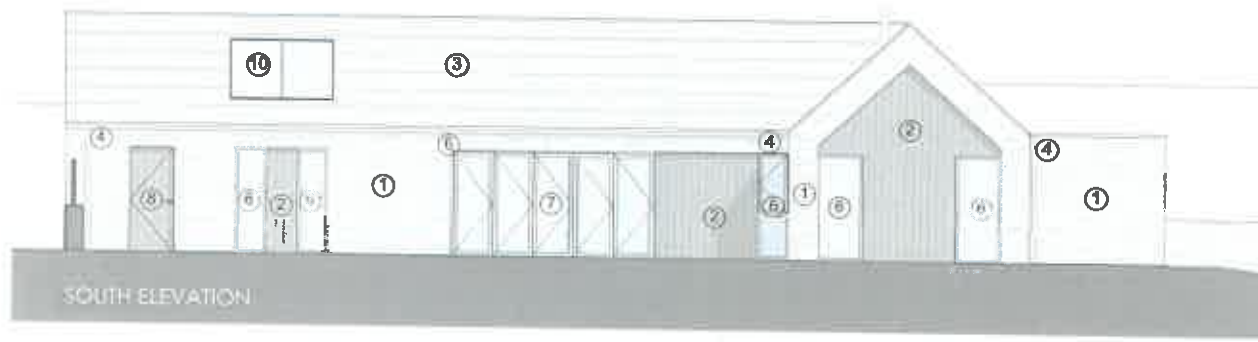
Project: Planning Application for Infill Site Off High Street, Cranford

Drawing: PLOT 1 - Proposed Floor Plan

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HAS6610_P11_D	110	AS	RJP-S	Mar 2020



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2 Vertical Timber Cladding	- Cedar Dark Stain
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4 Rainwater goods	- Copper
5 Fascias & Soffits	- Light grey
6 Windows	- Aluminium PPC, white
7 Doors	- Aluminium PPC, white
8 Doors	- Timber
9 Stone Surround	- Red stone
10 Pitched Rooflight	- Conservation Type

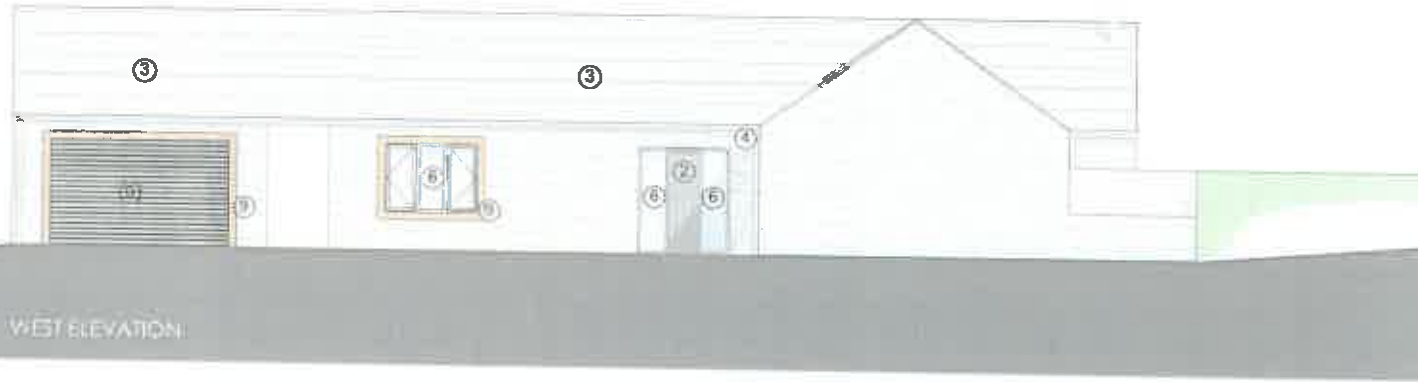


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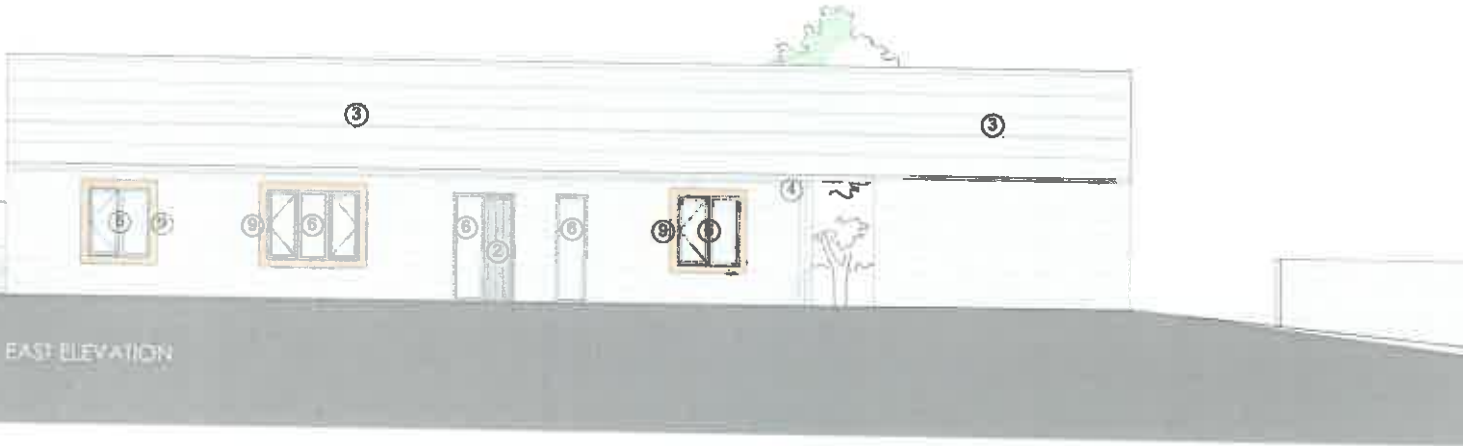
Client:	Anne Buckley
Project:	Planning Application for Infill Site Off High Street, Cranford
Drawing:	PLOT 2 - North and South Elevations
Drawn by:	AS
Checked by:	RJP-S
Date:	Mar 2020

Materials Key

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2 Vertical Timber Cladding	- Cedar Dark Stain
3 Plain tile Roof	- Dark grey with ornamental tile banding (fishtail profile)
4 Rainwater goods	- Copper
5 Fascias & Soffits	- Light grey
6 Windows	- Aluminium PPC, white
7 Doors	- Aluminium PPC, white
8 Doors	- Timber
9 Stone Surround	- Red stone
10 Pitched Rooflight	- Conservation Type



WEST ELEVATION



EAST ELEVATION



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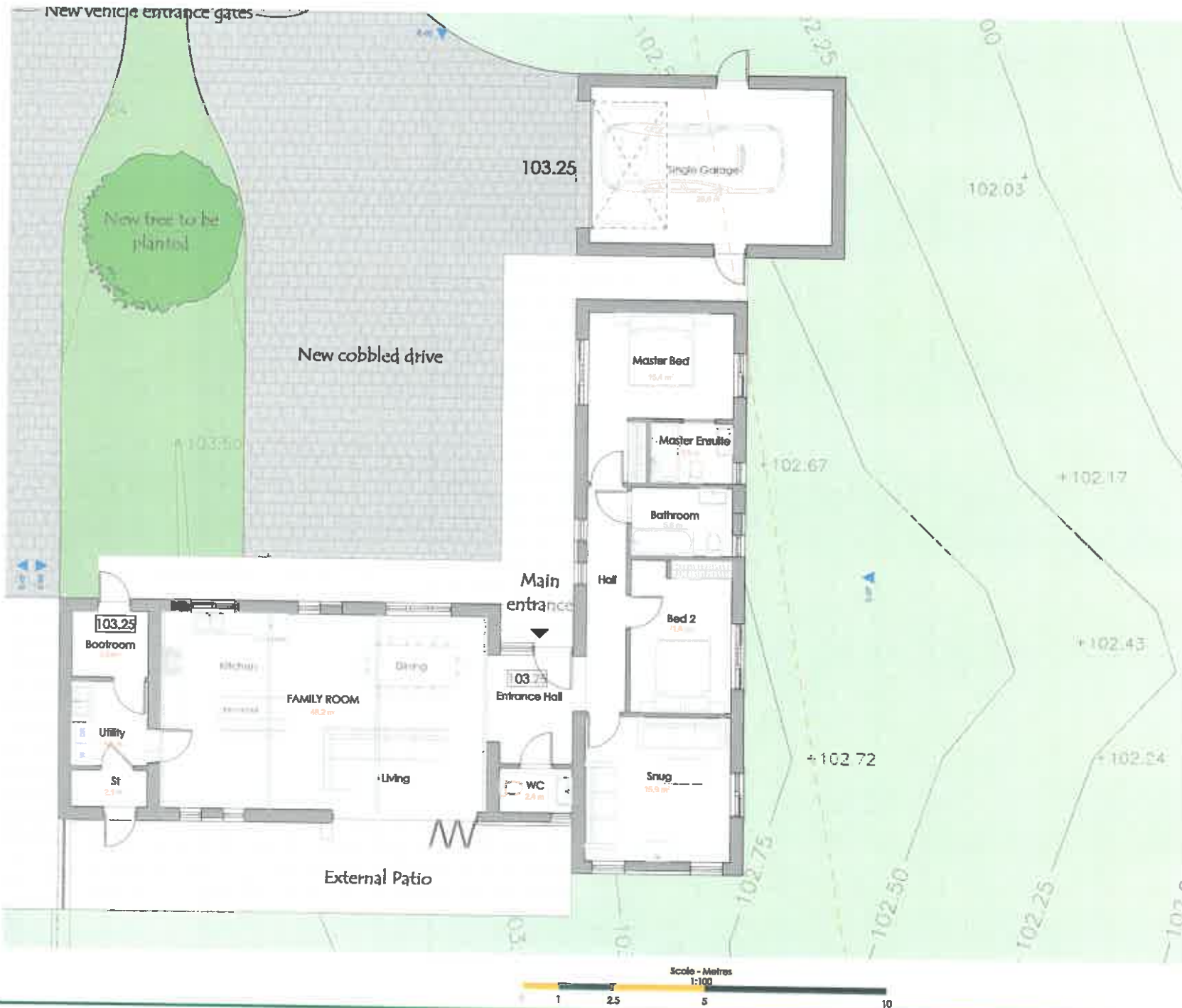
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Drawing: PLOT 2 - East and West Elevations

Drawing No:	Scale:	Paper:	Drawn by:	Date:
HAS6610_P16_D	1:100	A3	RIPS	Mar 2020



Schedule of Accommodation	
Plot 2 Gross Internal Floor Area	
2/B/4P	- 136m ²
Garage	- 29m ²
Total	- 165m²



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Drawing: PLOT 2 - Proposed Floor Plan

Drawing No.	Scale	Paper	Drawn By	Date
HA36610_P12_D	1:100	A3	RJP-S	Mar 2020



PLOT 1 REAR GARDEN VIEW



PLOT 1 DRIVEWAY VIEW



PLOT 2 DRIVEWAY VIEW



AERIAL VIEW

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BOROUGH OF KETTERING

Committee	Full Planning Committee - 11/08/2020	Item No: 5.6
Report Originator	Alison Riches Development Officer	Application No: KET/2020/0360
Wards Affected	St. Peters	
Location	58 Gipsy Lane, Kettering	
Proposal	Full Application: Two storey rear with first floor side extension, garage conversion and erection of outbuilding	
Applicant	Ms S Collins	

1. PURPOSE OF REPORT

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

2. RECOMMENDATION

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

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

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

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

REASON: In the interest of securing an appropriate form of development in the interests of the character and appearance of the area and the amenities of neighbouring occupiers in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.

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

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Class A shall be made at first floor level in the side (northwest and southeast) elevations of the two-storey extensions hereby approved or in the rear (northeast) and side (northwest and southeast) elevations of the outbuilding hereby approved.

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

Officers Report for KET/2020/0360

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 07/07/2020.

Site Description

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

The property comprises a detached two-storey red brick dwellinghouse with a hipped terracotta concrete pantile roof, and a double height rounded bay window on the forward projection built in the 1930s/1940s. There is a terracotta brick slip panel between the bay windows. All windows are white PVCu casements with multi-paned top lights on the front elevation, and the doors are either dark brown PVCu or wood. There is a small single flat roofed brick built garage with a front parapet wall attached to the side (northwest) elevation of the existing dwellinghouse and a flat roofed brick WC and extension to the kitchen to the rear. A glass and brick lean-to Conservatory extends approximately two-thirds of the way across the rear elevation.

To the front is a reasonably large garden which slopes down into the site from the back of the footpath in Gypsy Lane in a southwest to northeast direction. The boundary treatment comprises a low hedge to the front and side boundary with No.56 to the southeast, and a low wavy-trellis topped fence on the other side boundary with No. 60 to the northwest. There is a driveway leading down to the garage with a gravelled and paved parking and turning area leading to a grassed area in front of the front door. There is a sloping driveway leading to the garage. The driveway and turning area provides parking for at least 4 no. vehicles clear of the highway.

To the rear is a large rectangular relatively flat which is divided in half to provide a rear vegetable garden at the bottom. The boundary treatment is 1.8 metre high wooden panel fencing on each side down to the vegetable garden and is then replaced by hedging in excess of 2.5 metres in height.

Surrounding properties are a range of large single and two-storey detached dwellinghouses built piecemeal from the early 1900s to date, in a variety of designs and palette of materials.

Proposed Development

The proposal is for the demolition of the lean-to Conservatory and the construction of a two-storey rear and side extension, and a detached single storey L-shaped

outbuilding at the bottom of the garden. The side extension is set back from the front elevation and the outbuilding comprises a shed, store and greenhouse.

Any Constraints Affecting the Site

Within the Nene Valley Nature Improvement Area (NIA) Boundary

4.0 Consultation and Customer Impact

Neighbours

1 letter of **objection** from No.56 Gipsy Lane

- By building two storeys over what is currently a Conservatory, the main living section of our property will be significantly overshadowed. Our main living space is adjacent to the current Conservatory and has been designed with the landscape of our current surrounding – the walls are glass. To propose to have one side overshadowed with a wall of bricks would have a daily impact.
- We cannot tell from the application where the outbuilding is proposed to be built or the height of the building.
- It is also unclear what the length of the extension is.

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 8. North Northamptonshire Place Shaping Principles

Policy 11. The Network of Urban and Rural Areas

Policy 29. Distribution of New Homes

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

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that this planning application must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The key issues for consideration in this application are: -

1. The Principle of Development
2. Character and Appearance
3. Residential Amenity
4. Parking and Highway Safety

1. The Principle of Development

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

Policies 11 and 29 of the North Northamptonshire Joint Core Strategy direct development to existing urban areas and indicate that Kettering is a 'Growth Town' and, therefore, should provide a focal point for development.

Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and the highway network.

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

2. Character and Appearance

Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy requires new development to respond to the site's immediate and wider context and local character.

The proposal is for a two-storey side and rear extension to the dwellinghouse and a single storey detached outbuilding.

The proposed two-storey extensions are located at the side (northwest), adjacent to No.60 Gipsy Lane, and across the rear (northeast) elevation of the dwellinghouse. The side element is set back from the front elevation past the existing first floor landing window.

This part of the proposal has been designed to reflect style of the existing dwellinghouse using hipped roofs, as well as matching the spacing and sizing of the proposed fenestration. The proposed two-storey side extension also retains the same amount of land to the boundary with both adjacent neighbours. The proposal also retains a garage door on the front elevation for cycle storage.

This part of the proposal will result in a significant increase in the footprint and size of the dwellinghouse on site however, the design is proportionate to the existing dwellinghouse, which is set within a large rectangular plot of land, and surrounding residential development comprises a range of large single and two-storey dwellinghouses also set within generous plots of land.

Provided the materials used match those on the existing dwellinghouse and it is built out in accordance with the approved plans, which can be secured by condition, this part of the proposal complies with Policy 8 of the North Northamptonshire Joint Core Strategy.

The proposed outbuilding is located at the bottom of the garden and extends almost the width of the plot. The existing rear hedge is to be replaced by 1.8 metre high wooden panel fencing.

The neighbouring occupier to the southwest of the site at No.56 Gipsy Lane has objected to the scheme as a whole and has stated that they cannot tell from the application where the outbuilding is proposed to be built or the height of the building. The location of the proposed outbuilding is clearly shown on the submitted block plan on plan 20/06/2 to be located at the bottom of the rear garden facing towards the dwellinghouse and the submitted scaled plan 20/6/3 shows the maximum height of the outbuilding to be 3.3 metres high closest to the rear boundary with an eaves height of 2.5 metres.

The outbuilding cannot be seen from the public realm in Gipsy Lane or in Windermere Road to the rear of the site has been designed to provide shed, store and greenhouse facilities. Its design and size are reflective of the ancillary residential functions it will be providing, and the materials proposed are to match those on the existing dwellinghouse. Provided the materials used match those on the existing dwellinghouse and it is built out in accordance with the approved plans, both of which can be secured by condition, this part of the proposal complies with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Residential Amenity

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

Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy seeks to protect amenity by new development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

The proposal is for a two-storey side and rear extension to the dwellinghouse and a single storey detached outbuilding.

The proposed two-storey extensions are located at the side (northwest), adjacent to No.60 Gipsy Lane, and across the rear (northeast) elevation of the dwellinghouse. The side element is set back from the front elevation past the existing first floor landing window, approximately halfway along the elevation.

The proposed two-storey extensions have been designed such that the resultant dwellinghouse is inset from the side boundaries by the same amount as the existing dwellinghouse.

The adjacent neighbour to the northeast at No.60 Gipsy Lane is a detached L-shaped two-storey dwellinghouse and the proposal has been designed so that the two-storey side element of the proposal is set back from the front elevation such that it does not conflict with the first floor side (southeast) elevation window in No.60. No.60 also has a large Conservatory to the rear of their property and the proposal will finish roughly in line with the rear elevation of this Conservatory. Although No.60 is to the northwest of the application site, the two-storey side element does not extend the whole of the side elevation and is inset from the boundary with these neighbouring occupiers. The existing Conservatory at No.60 is large and there will already be some loss of daylight and sunlight to it from the siting of the existing dwellinghouse at the application site. It is considered that although a further two-storey element is proposed to the southeast of No.60, it will not lead to a significant loss of daylight or sunlight over and above that which is already experienced in the Conservatory by the relationship of the two neighbouring properties and the path of the sun.

In terms of overbearing or a sense of enclosure, it is considered that the maintenance of the existing separation distance of the application site with No.60 means there will be no adverse impact on these neighbouring occupiers.

In terms of overlooking or a loss of privacy, the proposal has a first floor bedroom window in the rear elevation which will be closer to No.60 than the existing rear first floor windows. It is considered that the separation distance between the two properties is such that the siting of this bedroom window will not lead to a loss of privacy or overlooking not significantly over and above that which would be expected in residential areas where adjacent neighbours are in reasonably close proximity to each other. To address any privacy issues, a condition will be added to prevent any further openings in the side (northwest) elevation facing No.60.

A letter of objection has been received from the other adjacent occupiers to the southeast of the site at No.56 Gipsy Lane stating that the main living section of their property will be significantly overshadowed by the two-storeys of the proposal.

No.56 is a detached two-storey dwellinghouse with what appears to be a double garage attached to the side (northwest) elevation facing the application site. The 'garage' immediately adjacent to the application site is actually a façade with a garage door within a brick wall and an external storage area behind, while the garage immediately adjacent, and attached, to No.56 has been extended upwards following planning permission granted by KE/03/0208, to provide a room in the roof. The front eaves height of this extension remains the same height as the original garage eaves, and there is a first floor dormer window in the front roof plane. To the rear, the eaves height has been increased to approximately 1 metre below the main dwellinghouse eaves height and a roof light has been inserted in the rear roof plane. This garage extends slightly past the main rear elevation of No.56. A Conservatory extends across the whole of the original rear elevation of the dwellinghouse, finishing close to the extended garage.

The proposed two-storey rear extension extends 3.3 metres from the existing rear elevation of the dwellinghouse. The side elevation of the existing dwellinghouse is inset from the southeast boundary by approximately 1.25 metres and the side elevation of No.56 is set away from their boundary with the application site by the width of the 'garage' façade, approximately 2.5 metres. As such, there is a separation distance of approximately 3.75 metres between the two properties.

No.56 have objected to the proposal overshadowing their living accommodation and although the proposal is two-storey it is located to the northwest of No.56. This orientation when combined with the relatively short length of the proposed extension and the separation distance between the two properties, means that it is considered there will be no adverse impacts on these neighbouring occupiers by virtue of overshadowing, overbearing, or a sense of enclosure.

To address any privacy issues, a condition will be added to prevent any openings at first floor level in the side (southeast) elevation of the proposal.

It is considered that no other neighbouring occupiers will be affected by this part of the proposal.

With respect to the proposed outbuilding, this will be located at the bottom of the rear garden. As the rear boundary is angled it is located between 39 and 41 metres from the rear elevation of the dwellinghouse with the proposed two-storey extensions added. As such it is considered that there will be no adverse impacts on the amenities of the 2 no. neighbouring occupiers at Nos.56 and 60 Gipsy Lane.

The application site shares its rear boundary with part of the rear boundaries of Nos. 35 and 37 Windermere Road to the rear (northeast) of the application site. The proposed outbuilding will be 3.3 metres high closest to the rear boundary with an eaves height of 2.5 metres and will include the removal of the existing hedge which is currently in excess of 2.5 metres in height. The hedge will be replaced with a 1.8 metre high wooden panel fence and all openings are restricted to the front (southwest) elevation facing into the garden. The rear gardens of the properties in Windermere Road are considerably shorter than the rear garden of the application site but it is considered that the proposed outbuilding will not lead to an adverse amenity impacts for the occupiers of the Windermere Road in terms of a loss of

daylight or sunlight, privacy and overlooking. To ensure there are no adverse amenity impacts on the Windermere Road neighbours in terms of noise and privacy, a condition will be added preventing openings on the rear (northeast) and side (northwest and southeast) elevations of the proposal.

As such, the proposal is considered to accord with Policy 8 of the North Northamptonshire Joint Core Strategy and Policy 12 of the National Planning Policy Framework.

4. Parking and Highway Safety

Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

The existing parking provision at the site is provided by the garage and the paved and gravelled parking and turning area at the front of the site plus the driveway leading to the garage. The driveway and turning area provides parking for at least 4 no. vehicles clear of the highway.

The proposal will result in the loss of the garage as a parking space and will provide an additional bedroom. It is considered that this will not adversely impact on the existing parking arrangements at the site and as such the proposal complies with Policy 8 of the North Northamptonshire Joint Core Strategy.

Conclusion

Subject to conditions requiring materials to match, no further openings at first floor level in the northwest and southeast elevations of the two-storey extension and in the northwest, northeast and southeast elevations of the outbuilding, and for the proposal to be built out in accordance with the submitted plans, the proposal accords with policies in the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date:

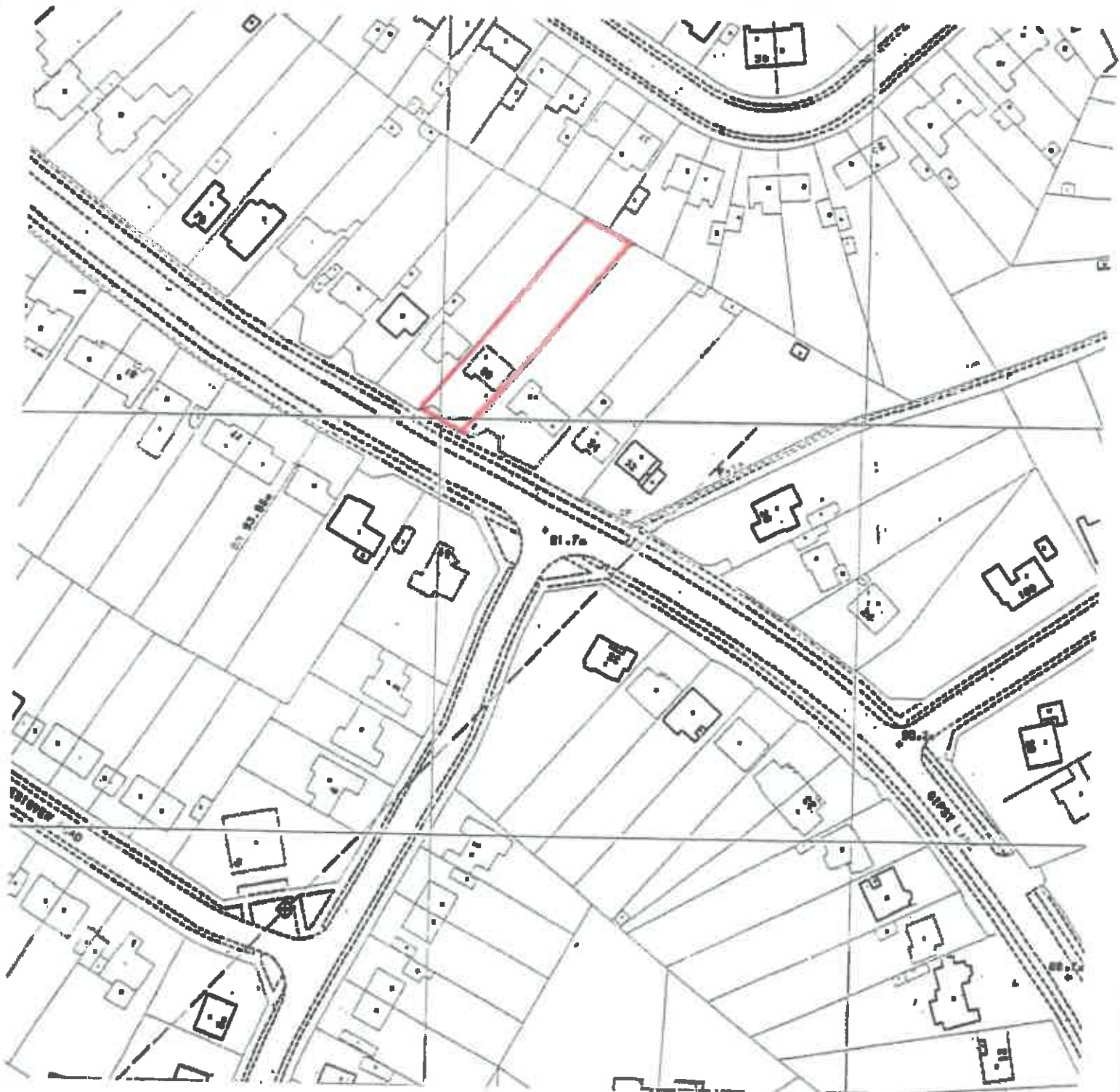
Contact Officer:

Alison Riches, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:



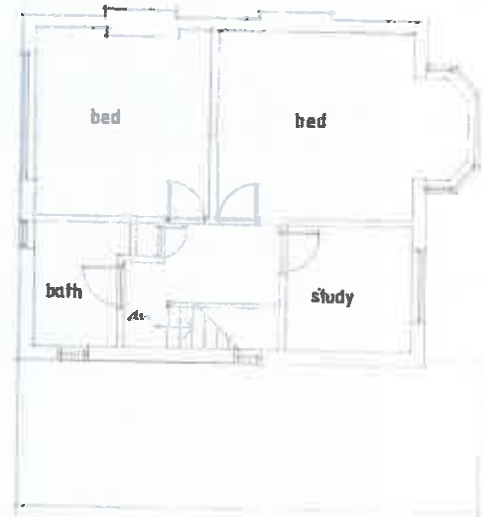
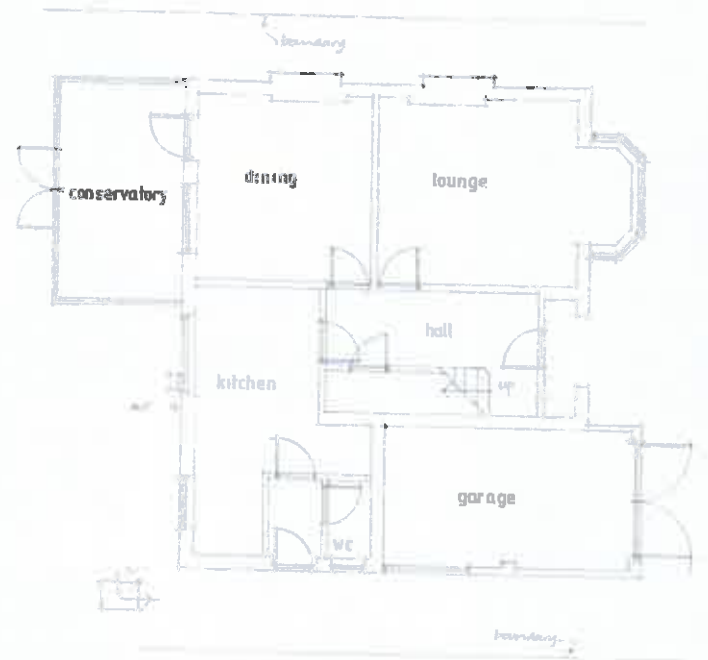
No. 58
Gipsy Lane
Kettering

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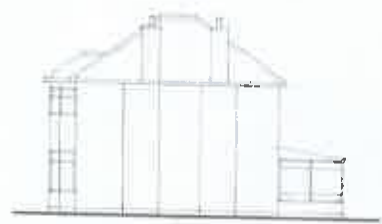


Plan 100

1st Floor



Front Elevation



Side



Rear



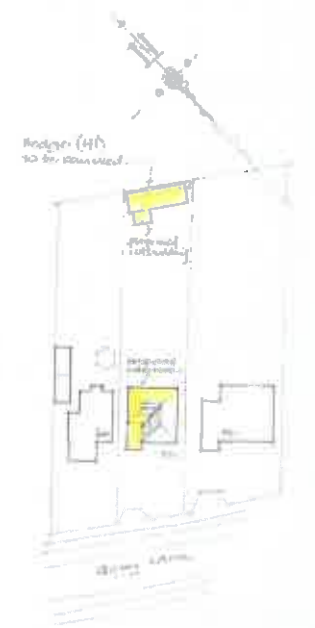
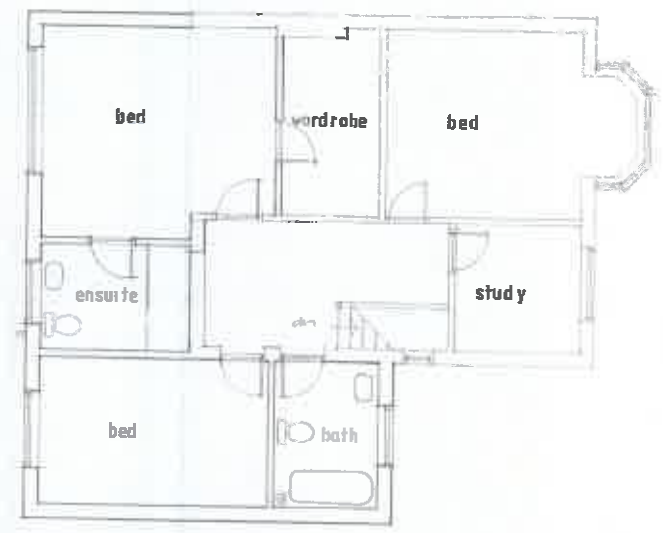
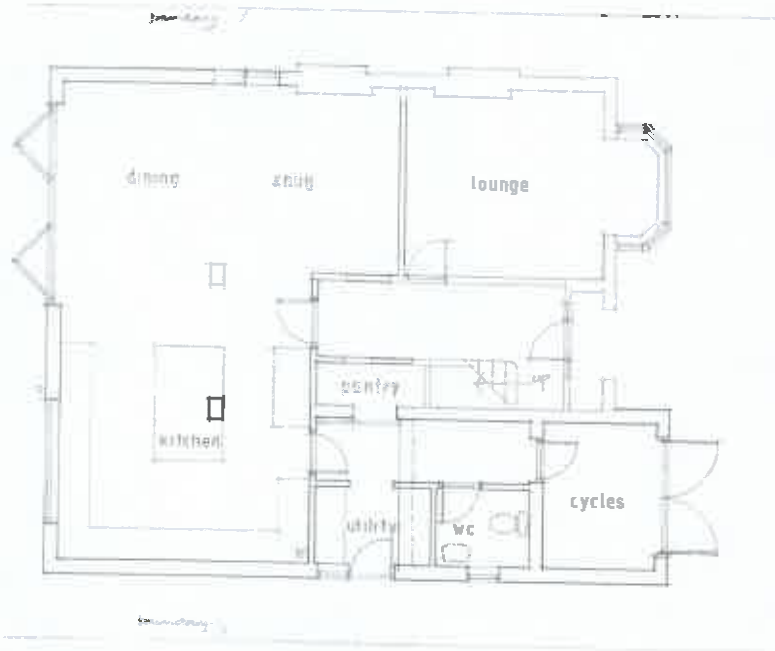
Side



ALL DIMENSIONS TO BE ACCORDANCE WITH THE
PROPOSED EXTENSION AND OUTBUILDING
 No. 58 Gipsy Lane
 Kettering

Peter Philip Design
 312 London Road
 Kettering
 077 200 69 849

Plan No. 20/10/1



Front Elevation

Side

Rear

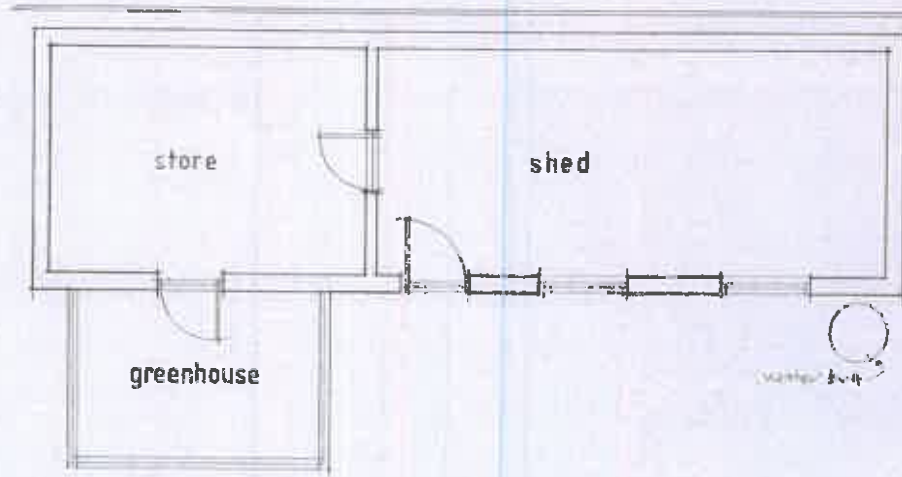
Side

BY APPOINTMENT TO THE ROYAL ARCHITECTS

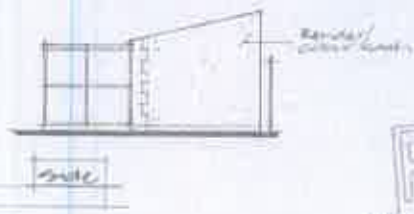
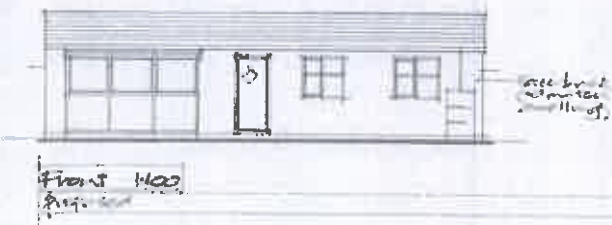
PETER PHILIP DESIGN
 ARCHITECTS
 AND OUTBUILDING
 No. 58 Cissy Lane
 Kettering

Peter Philip Design
 312
 London Road
 Kettering
 077 200 09 049

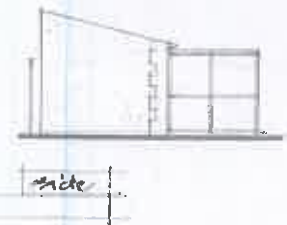
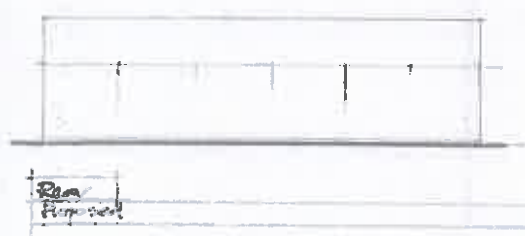
Plan No. 101/5/2



Plans Proposed 1:20



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ALL DIMENSIONS TO BE CHECKED ON SITE

PROPOSED EXTENSION AND OUTBUILDING
No. 58 Gipsy Lane
Kettering

 312
London Road
Kettering
Peter Philpin Design 077 200 69 849

Plan No. 20/6/13

BOROUGH OF KETTERING

Committee	Full Planning Committee - 11/08/2020	Item No: 5.7
Report Originator	Collette Panther Assistant Development Officer	Application No: KET/2020/0363
Wards Affected	Slade	
Location	7 Loddington Way, Mawsley	
Proposal	s.73A Retrospective Application: Single storey rear extension, conversion of loft to habitable accommodation with 3 no. rear rooflights and erection of play tower and flag pole in rear garden	
Applicant	Mr & Mrs Jones	

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 (excluding the play tower which is dealt with under condition 2) 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. Within 3 months of the date of this decision the children's play apparatus sited in the rear garden shall be relocated and redesigned in accordance with the approved plan numbers KET/2020/0363/2A, KET/2020/0363/12A, KET/2020/0363/13A, KET/2020/0363/14A, KET/2020/0363/15A and KET/2020/0363/19 received by the Local Planning Authority on 20/07/2020.

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.

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

4. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown in the table below and shall remain in that form in perpetuity.

REASON: In the interest of securing an appropriate form of development which does not adversely impact neighbour amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. The vehicular access, parking and manoeuvring facilities shall be carried out in accordance with the approved plans and shall, thereafter, be permanently set aside and reserved for such purposes.

REASON: To ensure the development hereby permitted retains adequate provision for the off street parking of vehicles associated with the application dwelling in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

6. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A, B or C shall be made in the north-west elevation or any roof plane of the extension hereby permitted.

REASON: To protect the amenity and privacy of the occupiers of properties surrounding the shared parking courtyard and to ensure an appropriate form of development within the street scene in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2020/0363

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

3.0 Information

Relevant Planning History

KET/2019/0285. Replacement windows and doors. Approved 11/10/2019.

KE/04/0679. Installation of satellite dish to side of property. Approved 27/08/2004.

KE/03/0228. Approval of Reserved Matters. Erection of 16 no. dwellings with associated roads, sewers and ancillary works. Approved 03/06/2003.

KE/00/0594. Full. Variation of condition no. 1 on outline planning permission no.

KE/95/0016 to permit reserved matter applications to be made not later than 11 years beginning with the date of the outline permission. Approved 28/11/2000.

KE/95/0016. Outline. Proposed new village comprising of 750 dwellings, school, shop, public house, village hall, church and open space and ancillary roads, services and works. Approved 11/05/1995.

Site Visit

Officer's site inspection was carried out on 01/07/2020.

Site Description

The application site is located in an established residential area within the village of Mawsley.

The dwellinghouse is a large detached two-storey part red brick/part cream render covered dwellinghouse with a terracotta tile gable roof. The dwellinghouse is symmetrical about a central front door and there is a two-storey addition on the east elevation, built at the same time as the original dwellinghouse, which contains a double integral garage at ground floor level and an annexe at first floor level. All windows are white casements which are multi-paned on the front elevation and plain on the rear elevation. All doors area also white.

There is a small front garden bounded by a low railings and planting and the rear is surrounded on all sides by 1.8-metre-high wooden panel fencing with the garages leading onto a parking court to the rear which serves 3 no. other dwellinghouses.

Surrounding properties were built as part of the same development and are similar in their design and palette of materials.

Proposed Development

This application seeks full planning permission for the following development:

- Construction of a single storey rear extension to the attached double garage
- Insertion of 3 no. rooflights in the rear roof plane of the dwellinghouse
- Retrospective erection of (and alteration from the original unauthorised) children's climbing apparatus and flagpole in the rear garden.

Any Constraints Affecting the Site

The dwellinghouse was built out as Plot 1 of the development carried out under the Reserved Matters approval, reference KE/03/0228.

Condition 12 of KE/03/0228 removes permitted development rights from the dwellinghouse as follows:

Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, amending and/or re-enacting that Order):

1. *Enlargements, improvements or other alterations being development comprised within Class A of Part 1 of the Schedule 2 to the said order and not being development comprised within any other Class;*
2. *Alterations and replacement of windows, doors, fascia, soffit and barge boards, porches/canopies or any associated feature or fitting being development comprised within Classes A or D of Part 1 of the Schedule 2 to the said Order and not being development comprised within any other Class;*
3. *Installation of a satellite antenna being development within Class H of Part 1 of the Schedule 2 to the said Order and not being development comprised within any other Class;*
4. *Alterations to the roof being development within Classes B or C of Part 1 of the Schedule 2 to the said Order and not being development comprised within any other Class; and*
5. *Erection or alterations of any means of enclosure to the front of the property and/or that which adjoins any publicly adopted land (for example public open space or the adopted highway) being development within Class A of Part 2 of the Schedule 2 to the said Order and not being development comprised within any other Class;*

*shall not be carried out at **plots 1, 2, 14, 15 and 16** without the prior written consent of the Local Planning Authority.*

4.0 Consultation and Customer Impact

A site notice was displayed within the vicinity of the application site on 25/06/2020.

Mawsley Parish Council

In response to the original scheme, the following comments were received on 02/07/2020: *Mawsley Parish Council have no objection to the retrospective application.*

In response to the revised scheme, the following comments were received on 27/07/2020: *Mawsley Parish Council feel that the planners at Kettering Borough*

Council are best placed to make further comment on whether this application is appropriate for a residential garden, and will support any decision made.

Neighbours

In response to the original scheme, the following objection was received from 2 Warren End, Mawsley on 29/06/2020: *We are concerned with the height of the single storey extension to the existing garage which is proposed to be sited adjacent to our garden fence. This new structure would cast additional shadow on our north facing garden. It would also make the garden feel significantly more enclosed. These considerations are exacerbated by the applicant's property being at a higher ground level than ours. We have no further concerns with any other aspects of the application but we would be grateful if the Council would consider whether the height of the proposed garage is acceptable in the light of our concerns.*

5.0 Planning Policy

National Planning Policy Framework 2019 (NPPF)

Policy 2. Achieving sustainable development

Policy 8. Promoting healthy and safe communities

Policy 12. Achieving well-designed places

Development Plan Policies

North Northamptonshire Joint Core Strategy 2016 (NNJCS)

Policy 1: Presumption in favour of Sustainable Development

Policy 8: North Northamptonshire Place Shaping Principles

6.0 Financial/Resource Implications

None.

7.0 Climate Change Implications

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development. National planning policy and guidance is clear that effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The development plan comprising the North Northamptonshire Joint Core Strategy, Local Plan and Kettering Town Centre Action Plan makes clear the importance of climate change and seeks to create more sustainable places that are naturally resilient to future

climate change. This will be further amplified by the emerging Site Specific Part 2 Local Plan once adopted which is being prepared within this context. Policies contained within the Part 2 Local Plan will help contribute towards a reduction in greenhouse gas emissions and will secure that the development and use of land contributes to the mitigation of, and adaption to, climate change.

8.0 Planning Considerations

The key issues for consideration in this application are:-

1. The principle of development
2. Design and impact on the street scene
3. Impact on residential amenity
4. Highway safety

1. The principle of development

The application site is in an established residential area in Mawsley Village.

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

Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of alterations to residential properties provided there is no adverse impact on character and appearance, residential amenity and the highway network.

Many of the planning permissions granted for properties in Mawsley village were the subject of an Article 4 direction or, as in the case with the application site, had conditions attached to approvals which restricted the owners' permitted development rights in relation to enlargements, alterations to the roof and other improvements and alterations.

These limitations do not infer that alterations cannot be made to properties within Mawsley – just that they must be in keeping with the existing character. As such, the principle of development for this proposal is established subject to the satisfaction of the development plan criteria as discussed below.

2. Design and impact on the street scene

Policy 12 of the National Planning Policy Framework (NPPF) requires new development to be of a high quality standard of design which is sympathetic to local character, maintaining a strong sense of place to create attractive, distinctive places to live.

Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy requires new development to respond to the site's immediate and wider context and local character.

The dwellinghouse on site was built out following Reserved Matters approval under reference KE/03/0228. Condition 12 of KE/03/0228 removes permitted

development rights from the dwellinghouse for the erection of any extension or alteration usually within Class A and for any alteration to the roof usually within Classes B & C of Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

The purpose of the restrictive condition, as with the Article 4 direction which also applies to parts of Mawsley village, is not to prevent additions or alterations but to ensure that the design and visual appearance of such development is of sufficient quality and appropriateness to respect the character and appearance of the area.

Mawsley Village is a purpose-built village to the southwest of Kettering with a strong emphasis on design to deliver a traditional village character along the principal route through the village. Loddington Way is one of the two principal through routes leading to the centre of the settlement.

A detailed Master Plan was submitted and approved as part of the outline application for Mawsley New Village, reference KE/95/0016, which provided guidance on the form of detailed proposals, including design and appearance. The essence of the design objectives was to avoid typical estate type development in favour of a more traditional approach to recreate the feel and environmental quality of an established village, and in particular at its centre.

The applicants propose the erection of a single storey rear extension to the existing garage, insertion of rooflights into the rear roof plane and the construction of children's play apparatus with a flagpole.

Play Apparatus

The proposed children's play apparatus and the adjacent flagpole presents a timber structure under a felt roof which would be set approximately 20 metres diagonally back from the public realm and would be largely screened by the existing boundary fence which is approximately 2 metres high. As such, the resulting appearance is likely to resemble that of an outbuilding of kind when viewed from the public realm which is considered to be in keeping with development to be expected within residential areas.

Garage Extension

The proposed extension would be set approximately 33 metres back from the public highway, within a shared parking courtyard, and as such would not be readily apparent or obvious as an addition within the street scene. It would be constructed with wall, roof and garage door materials to match the host dwelling in type, colour and texture. The roof of the extension would match the design of that on the host dwelling, a dual pitched type, and the overall size is considered to be proportionate to the size of the host dwelling and its curtilage. However, to protect the character and appearance of the parking courtyard a condition is recommended to remove permitted development for the creation of any new windows in the north-west elevation facing the parking courtyard, there are further reasons this condition is also necessary as explained in the following sections, 3 and 4.

Rooflights

The rooflights would run in line to reflect the existing roof plane and are considerate in number, size, design and position to the site context.

Conclusion

As such, it is considered that the proposal would not appear noticeably different from the existing and would therefore not adversely impact on the character and appearance of the existing dwellinghouse, surrounding properties and the wider area. The proposal as a whole is therefore in accordance with Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy and with the Policy 12 of the National Planning Policy Framework which, taken together, expect development to be of a high standard of design and architecture such that it responds to and enhances the character and appearance of its surroundings and creates a strong sense of place by strengthening, promoting or reinforcing the distinctive qualities of the local area.

It is therefore considered that subject to the development being carried out in accordance with the submitted plans and information, that the proposal will preserve the character and appearance of the area in accordance with aims and objectives of the imposition of the restrictive condition, and Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Impact on residential amenity

Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy seeks to protect amenity by new development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

Play Apparatus

The children's play apparatus had previously been constructed and was applied for in its original format however, the officer contacted the applicant during the application process to advise of concerns that the proposed play structure would be unacceptable in its current location and form due to resulting amenity impacts on 1 Birch Spinney by way of loss of privacy to windows on the rear elevation and to the rear garden. The applicant took the comments on board and amended the scheme, presenting a revised design and location, which is considered to resolve and remove the amenity impacts imposed by the original scheme.

Further to the previous paragraph, the proposed children's play apparatus in its amended form and location would be sited towards the rear of the garden, adjacent to the boundary with 1 Birch Spinney. Its height would be low at approximately 3 metres with mainly only the roof projecting above the fence line which itself would slope away from 1 Birch Spinney. Furthermore, the proposed design presents openings which would face towards the application property and its respective garden only, the sides which would face neighbouring dwellings would be enclosed to protect the privacy of neighbouring properties. This would be secured for the future through a condition which requires the structure to be constructed in accordance with the approved plans and to remain in that form in perpetuity. As such, it is considered that the amended play apparatus proposal minimises amenity impact to neighbouring dwellings by

ensuring they would retain a high quality of amenity in terms of loss of light, loss of privacy and overbearing development.

Garage Extension

The proposed garage extension would be positioned to the north-west of the application site, directly to the rear of the existing garage from which it would project approximately 6 metres towards the shared parking courtyard.

The closest neighbouring property would be 2 Warren End and the extension would be sited to the north-east of their respective dwellinghouse and the side portion of the large wrap around rear garden which covers a total area of approximately 300-330 square metres. Comments received from 2 Warren End raise concerns regarding the height of the extension and its potential to cast a shadow over their garden and the resulting potential for the garden to feel enclosed due to the higher land level of the application site. These points were considered alongside the fact that the extension would be located adjacent to the side portion of the large rear garden which spans east to west across the rear of 2 Warren End, adjacent to the north-east boundary, and would be sited approximately 9 metres from the respective side and rear elevations. As a result, the officer concludes that the low height of the proposed extension combined with the roof which slopes away from the boundary with 2 Warren End would present an appropriate relationship which would not cause adverse harm to neighbour amenity by means of loss of light, loss of privacy or overbearing development.

All other neighbouring properties are considered to be located sufficient distance away to not be harmed by the proposal. However, although the rear extension would project further towards neighbouring dwellings which overlook the shared parking courtyard, no windows are proposed in the rear elevation of the proposed extension. As such, to ensure neighbour amenity is protected in this respect, a condition would be imposed which removes permitted development to insert additional windows on the north-west (rear) elevation of the extension.

Rooflights

The proposed rooflights would be set within the roof plane of the rear elevation, at approximately a 40 degree angle, and would not directly face any neighbouring properties. As such, it is considered that no existing situation would be made worse in terms of overlooking as there are already a large number of existing windows on both the ground and first floors which face neighbouring dwellings, this is naturally already exacerbated between the application dwelling and 1 Birch Spinney due to the naturally higher ground level on which the application dwelling sits. As such, the rooflights are considered acceptable.

Conclusion

In conclusion to the discussion above, the proposed development is considered to accord with Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy in that the new development does not result in an unacceptable impact upon amenity to neighbouring properties.

4. Highway safety

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

The property currently benefits from off-road car parking spaces formed of a double driveway and double integral garage. The existing garage would be converted into habitable space and a garage extension would be added as replacement.

The proposed garage would be the same size as the original garage and would provide 2 no. off road car parking spaces in conjunction with the remaining hard standing which would provide an additional 1-2 no. off road car parking spaces, thereby totalling 3-4 no. off road car parking spaces.

As a result, the existing access and parking arrangements would remain similar in provision as existing and as such, the proposal is considered to be acceptable in this respect in that it would not prejudice highway safety.

Conclusion

Subject to the recommended conditions it is considered that the proposal accords with policies set out in the Development Plan and no other material planning considerations outweigh this, therefore the proposed development is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Collette Panther, Assistant Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:



Title: 7 Loddington Way, Mawsley

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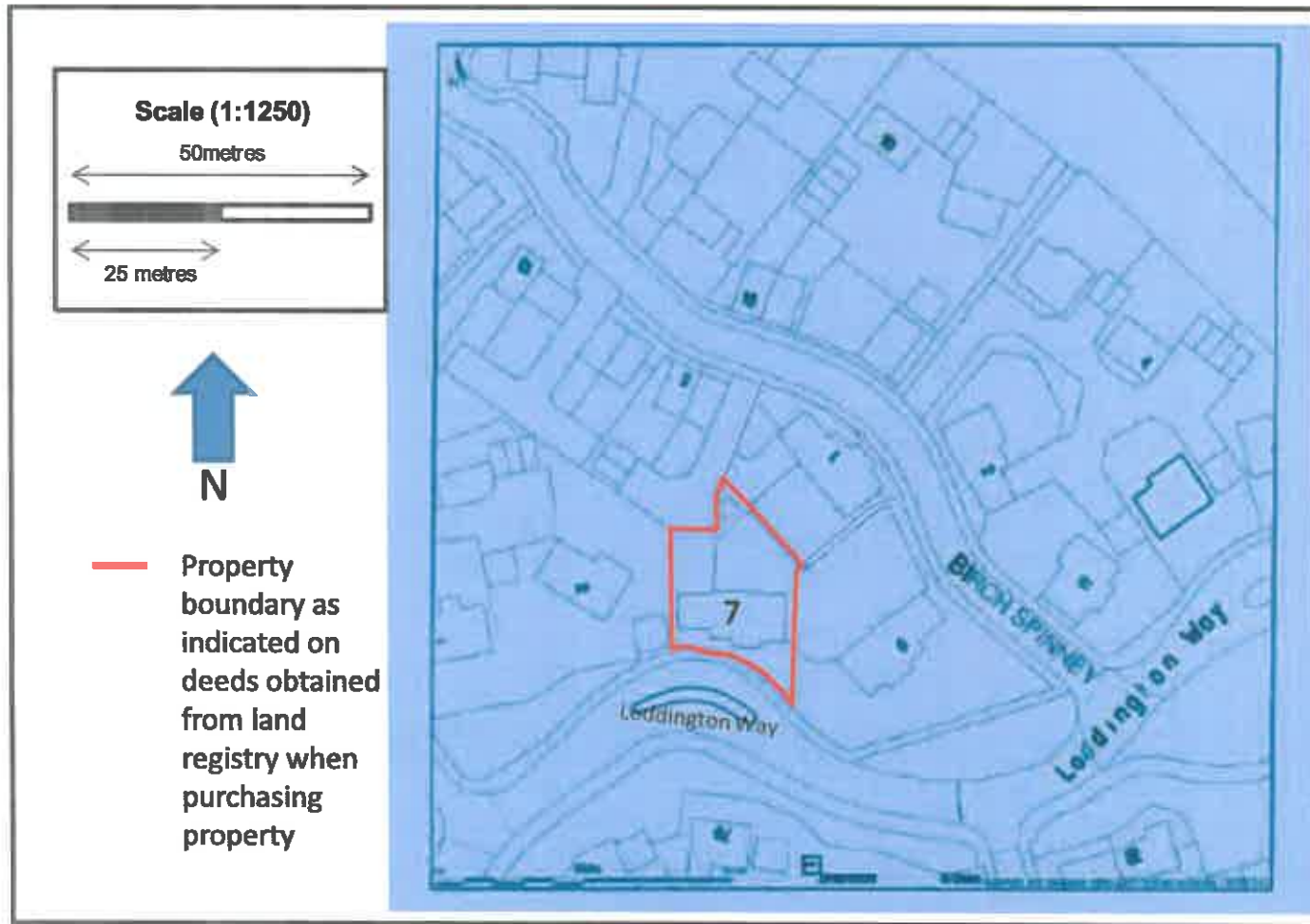
Kettering
Borough Council

Date: 03-08-20

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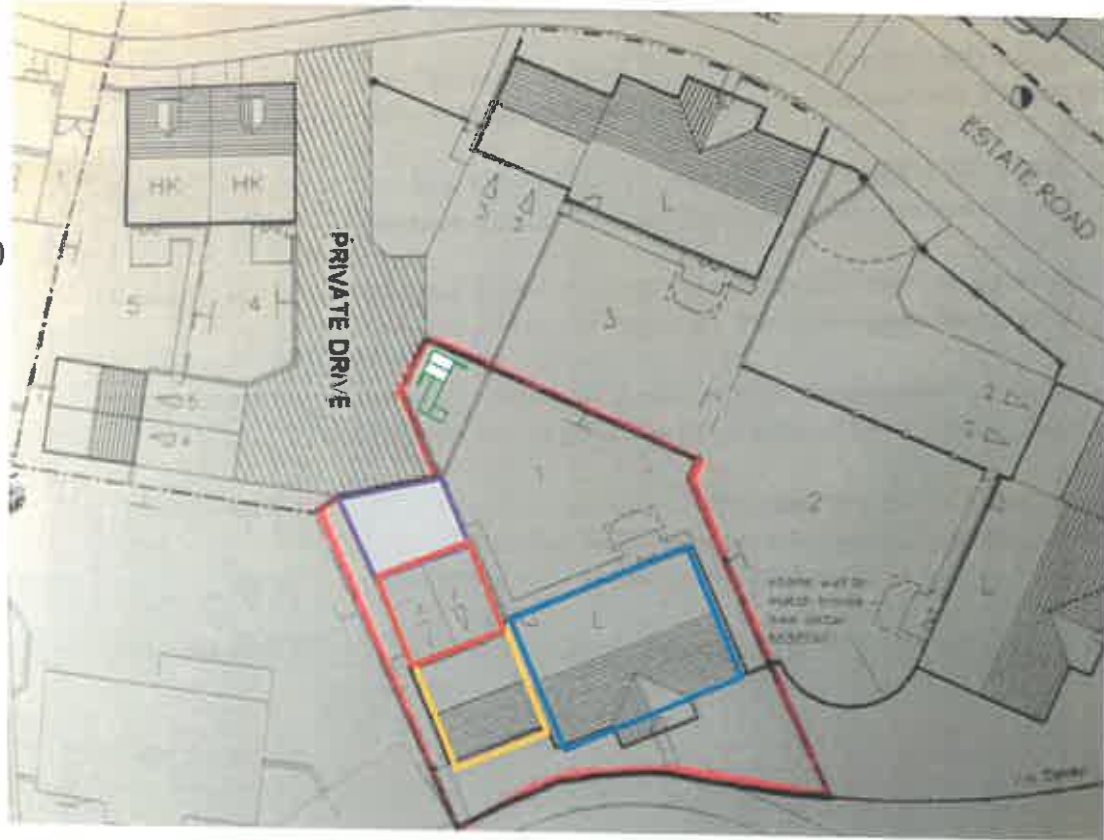
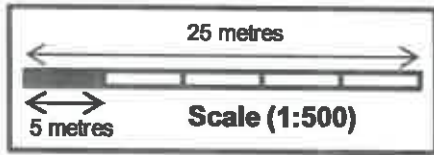
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7 Loddington Way – Location Plan

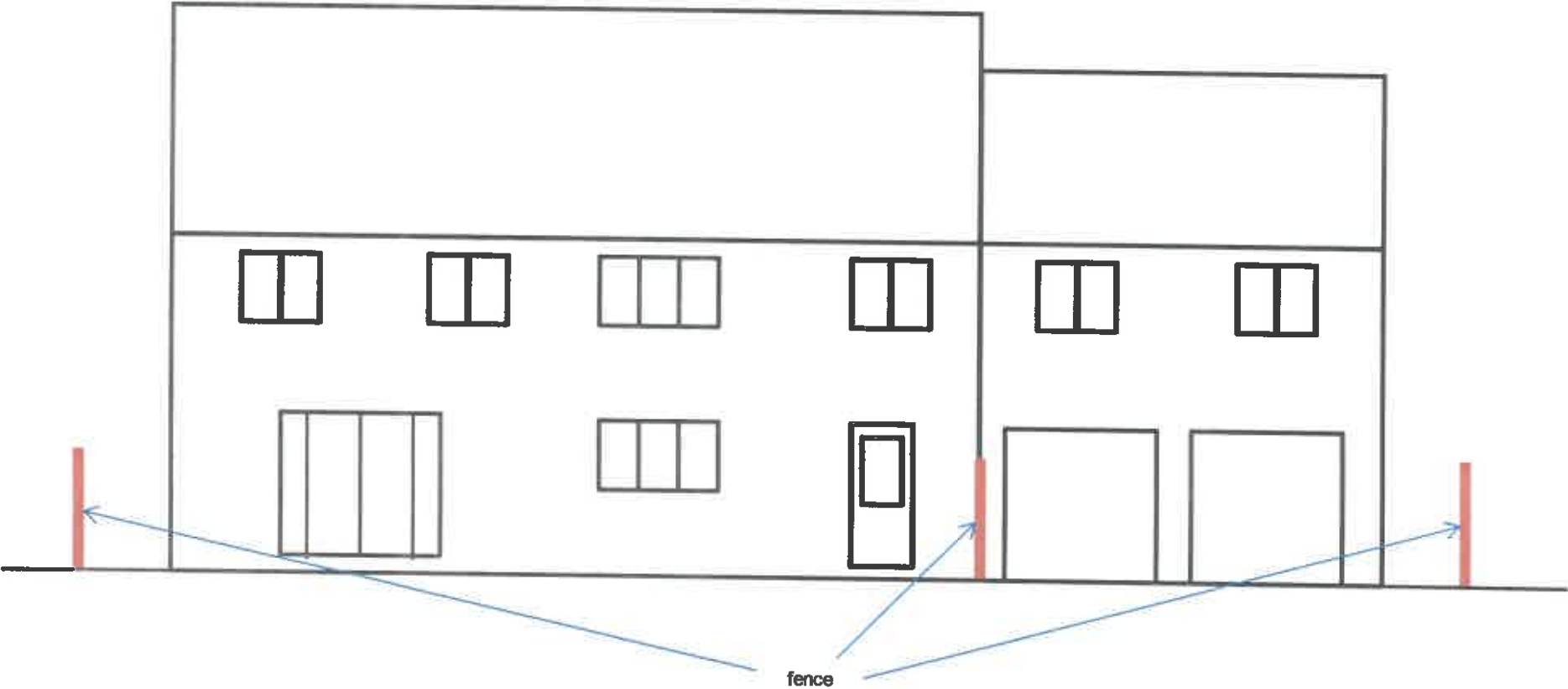
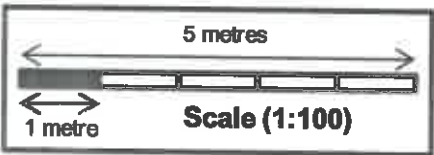


7 Loddington Way – Block Plan (flag pole shown to scale)

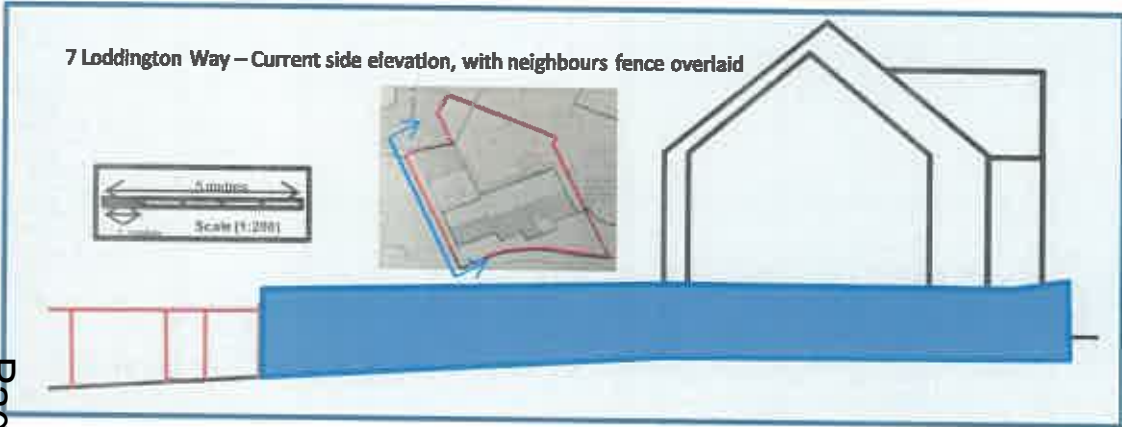
- Property boundary
- Garage conversion
- Garage
- Car hard standing
- Loft
- Children's playhouse
- Flagpole (attached to playhouse)



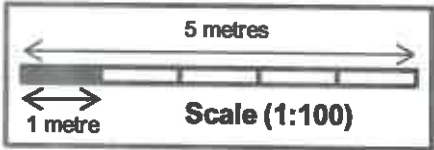
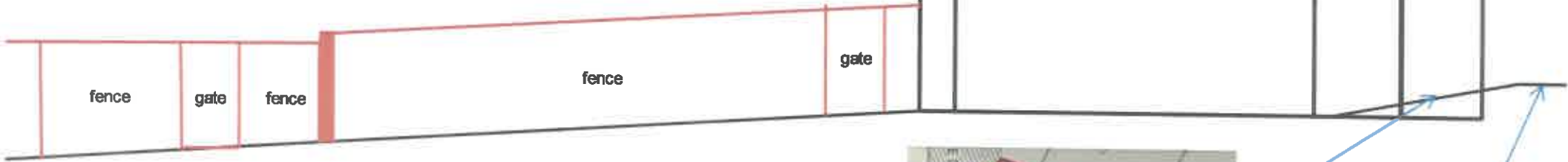
7 Loddington Way – Current rear (north) elevation



7 Loddington Way – Current side (west) elevation



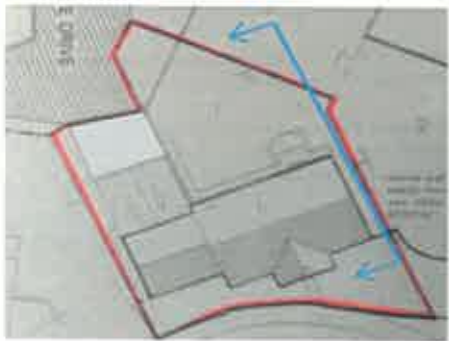
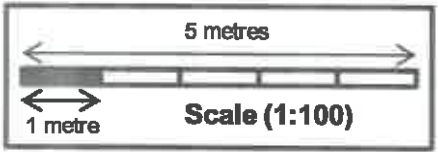
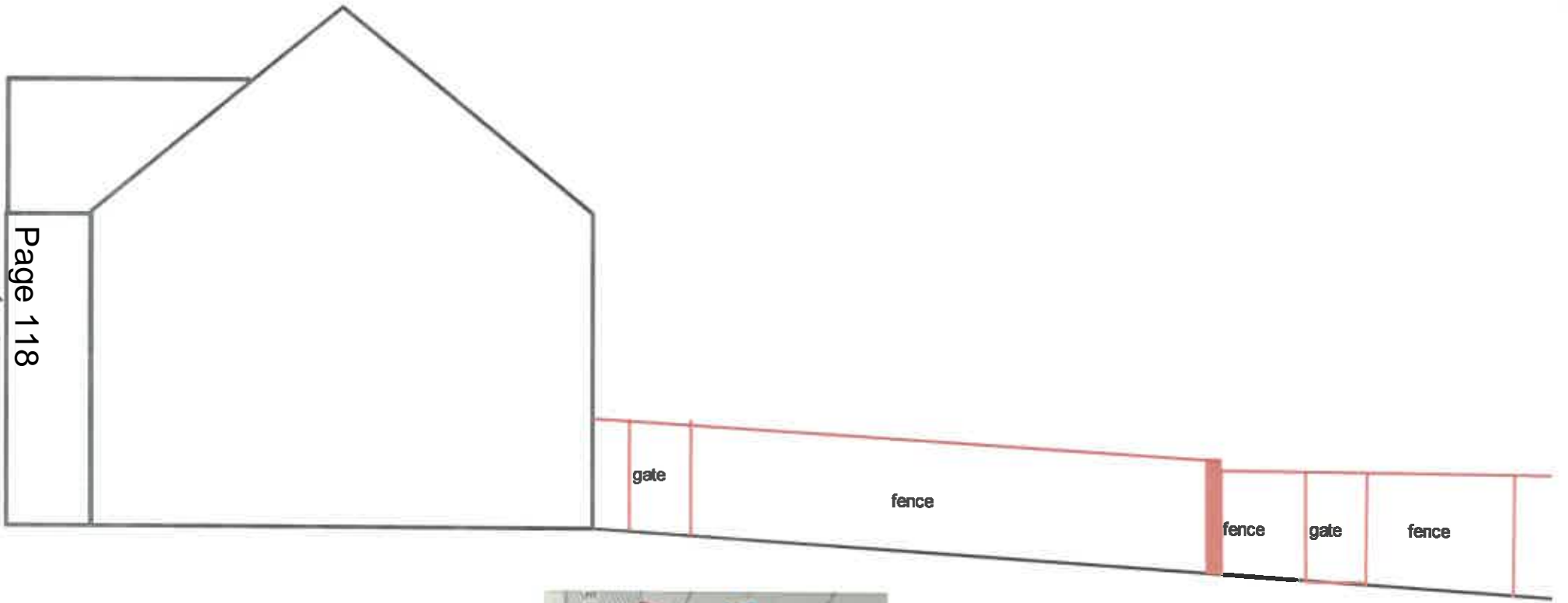
Page 117
62e



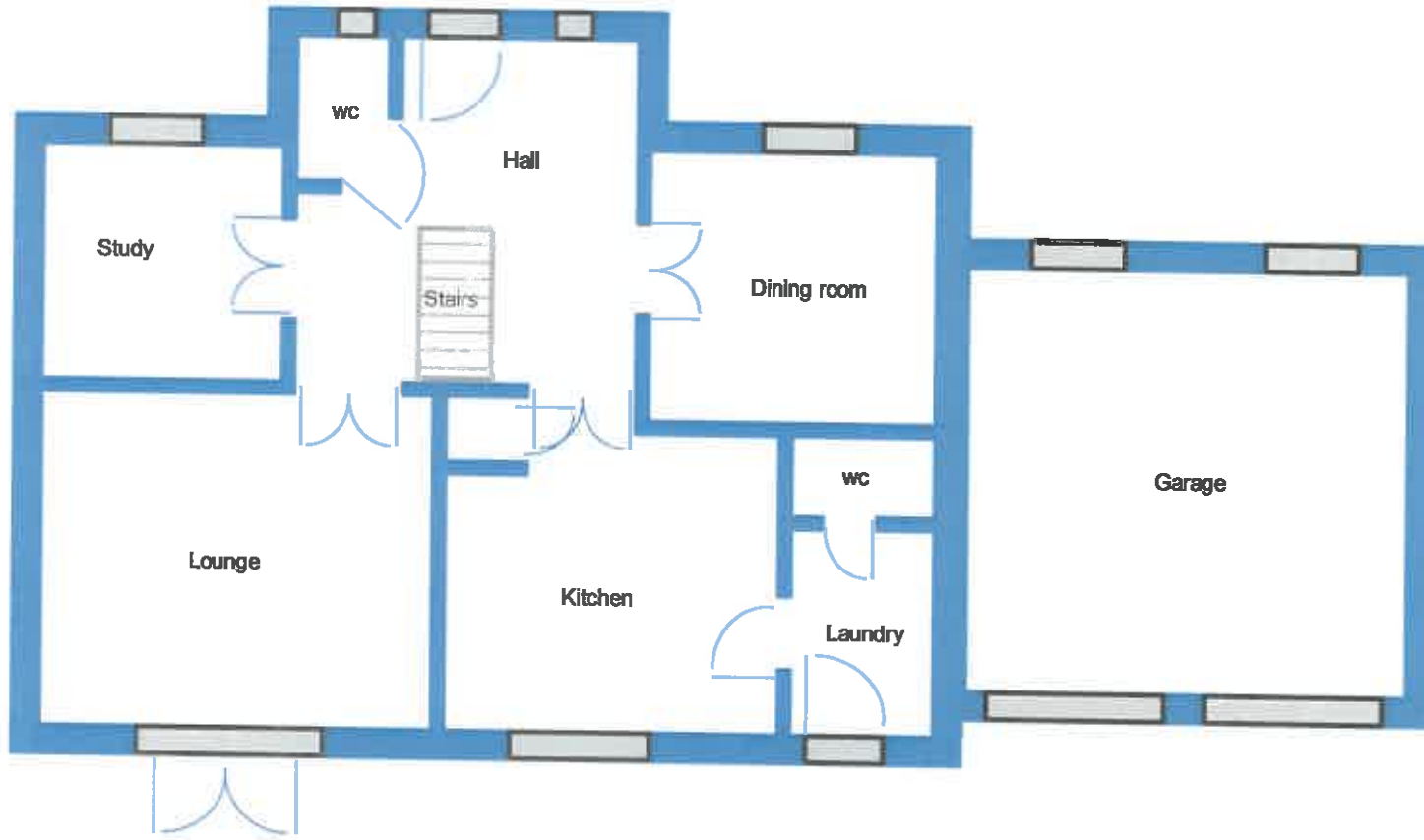
Ground level
Pavement on Loddington Way

7 Loddington Way – Current side (east) elevation

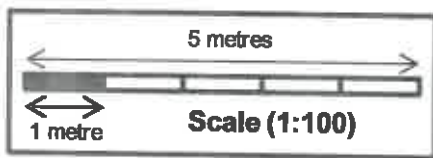
624
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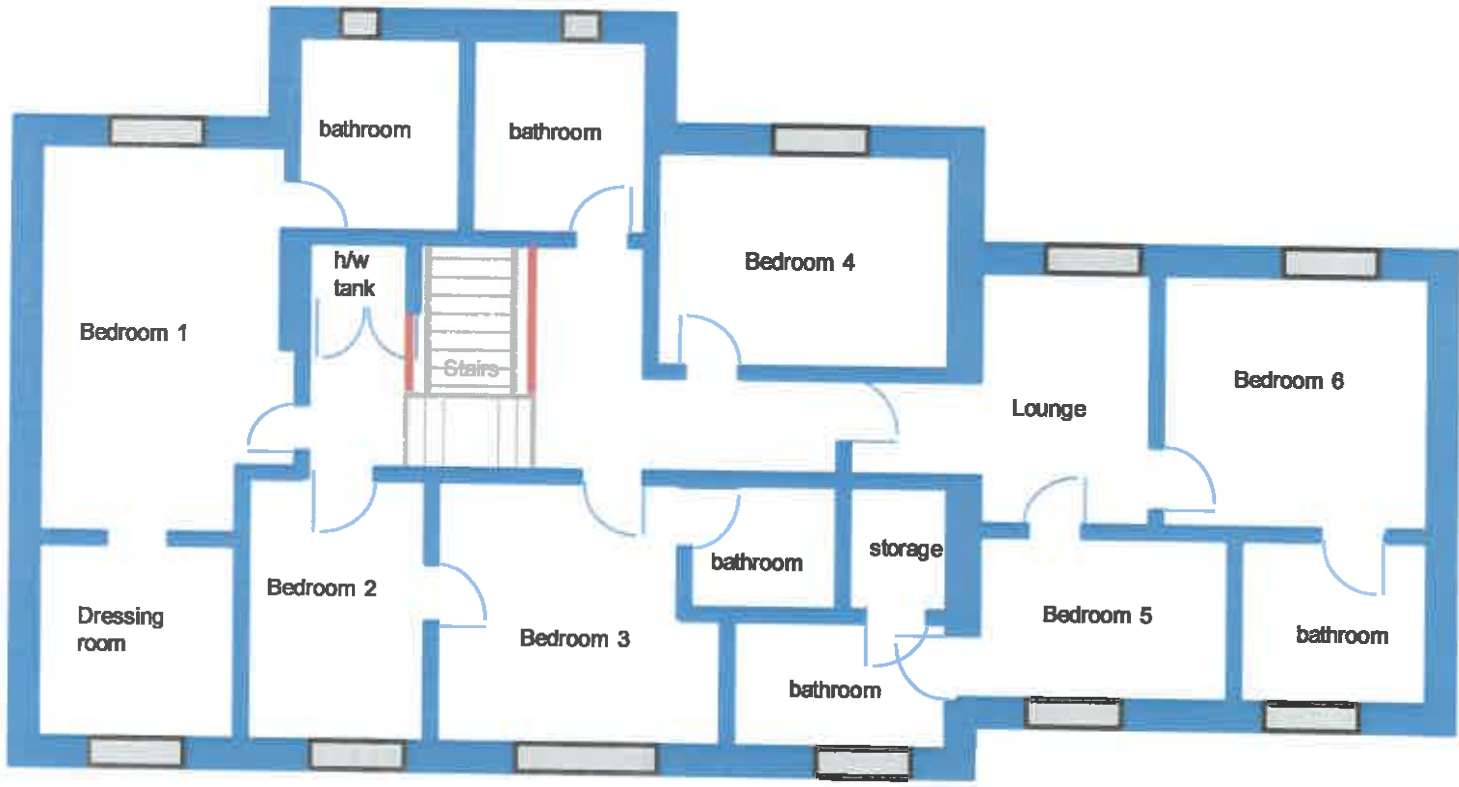
7 Loddington Way – Current layout ground floor



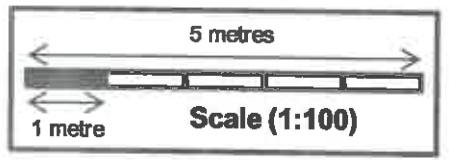
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7 Loddington Way – Current layout first floor

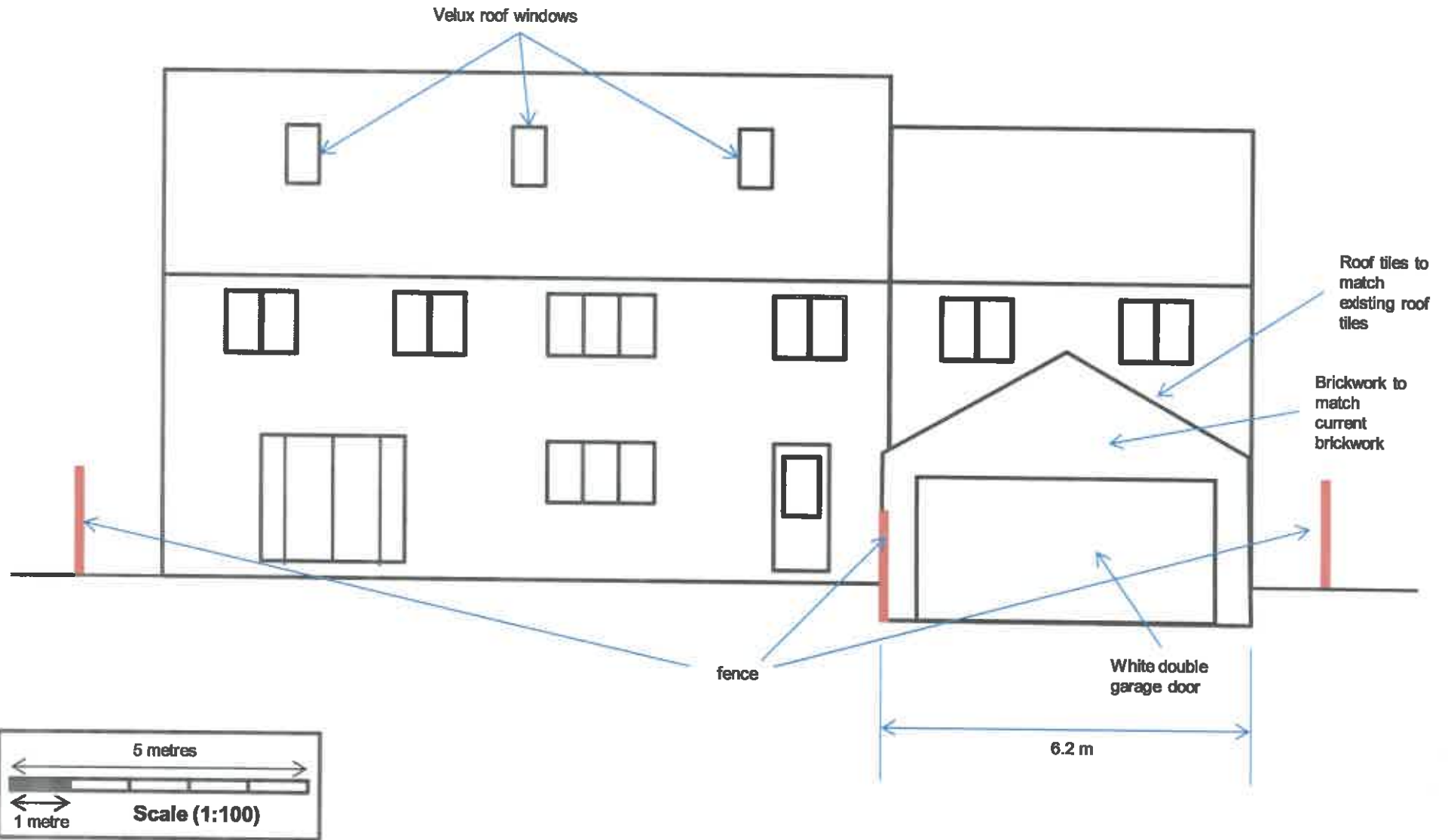


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664

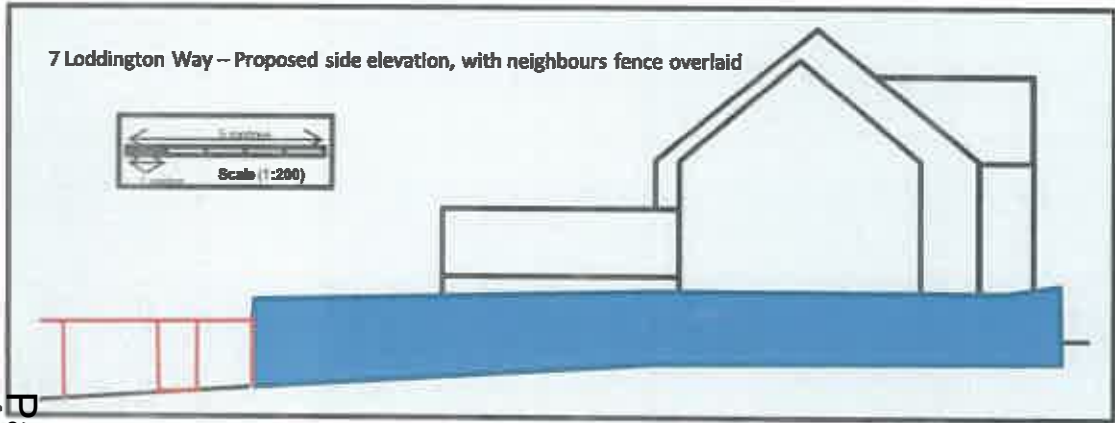


7 Loddington Way – Proposed rear (north) elevation

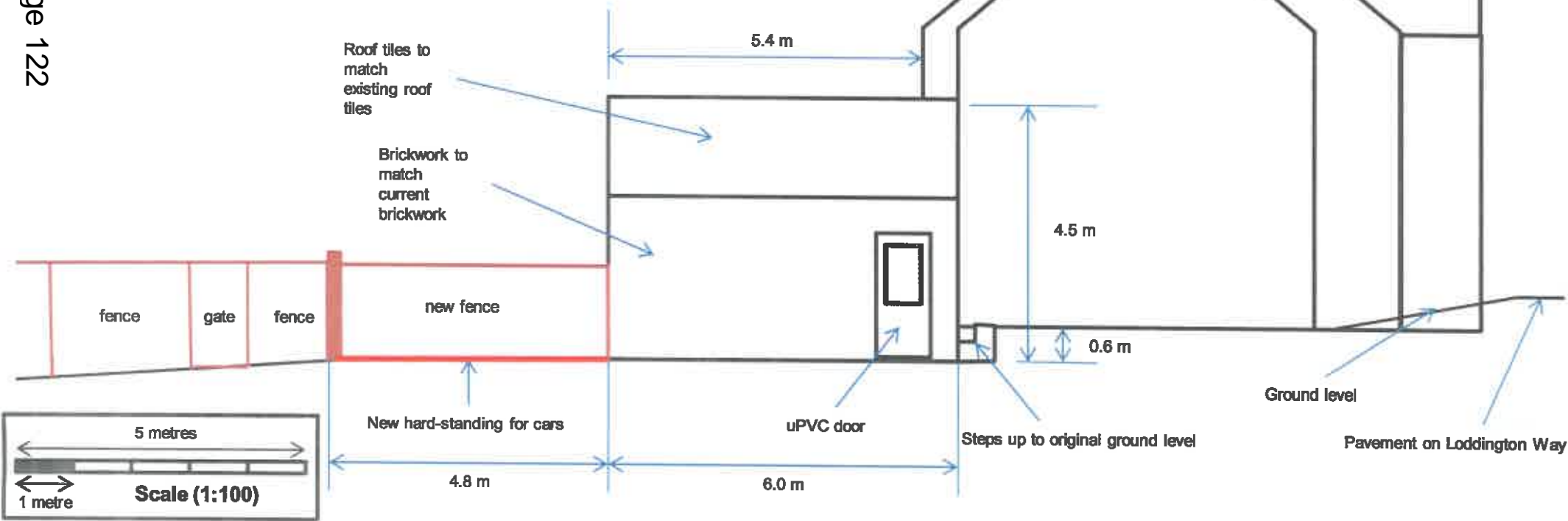
661
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7 Loddington Way – Proposed side (west) elevation

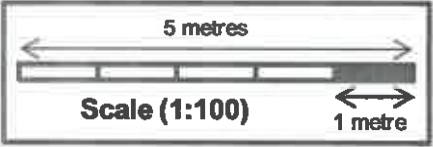
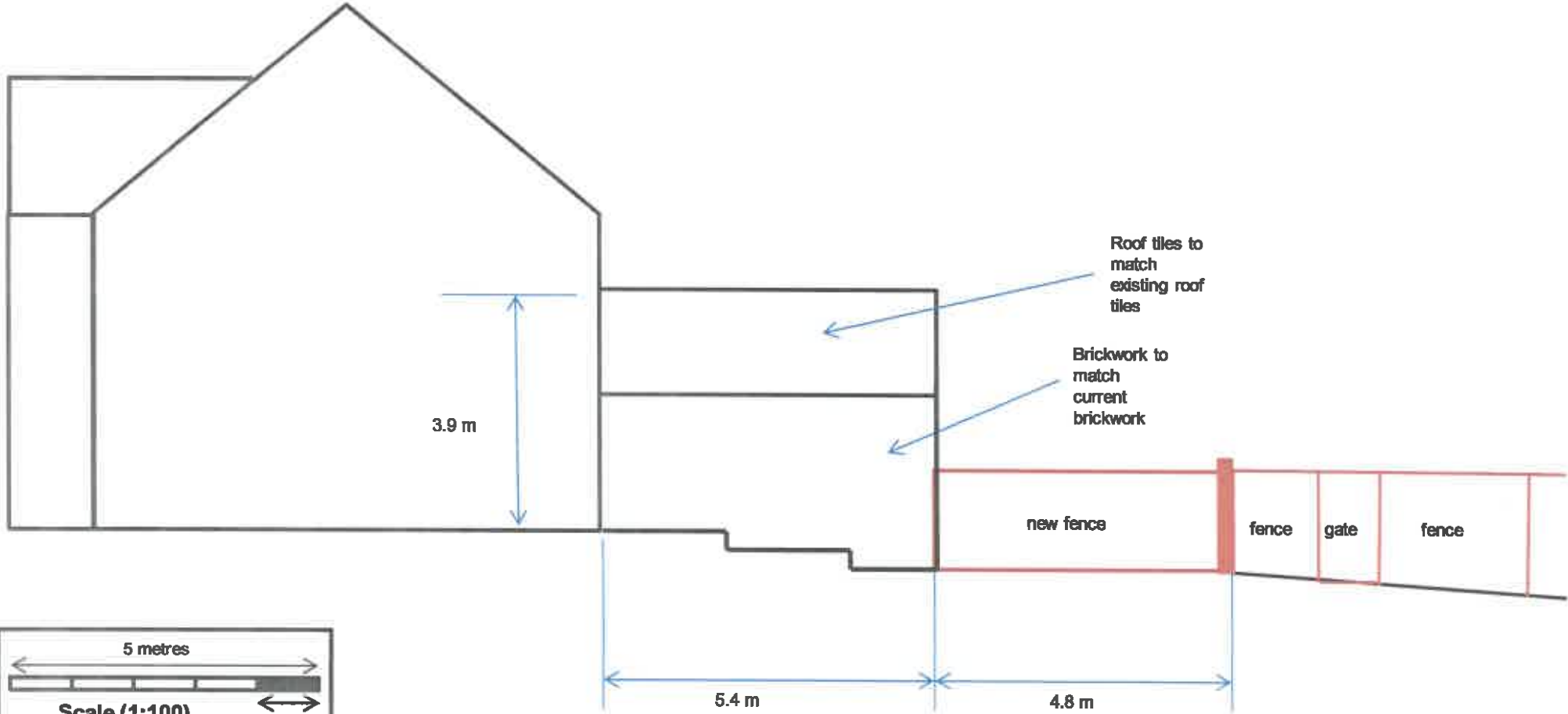


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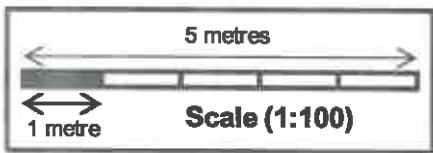
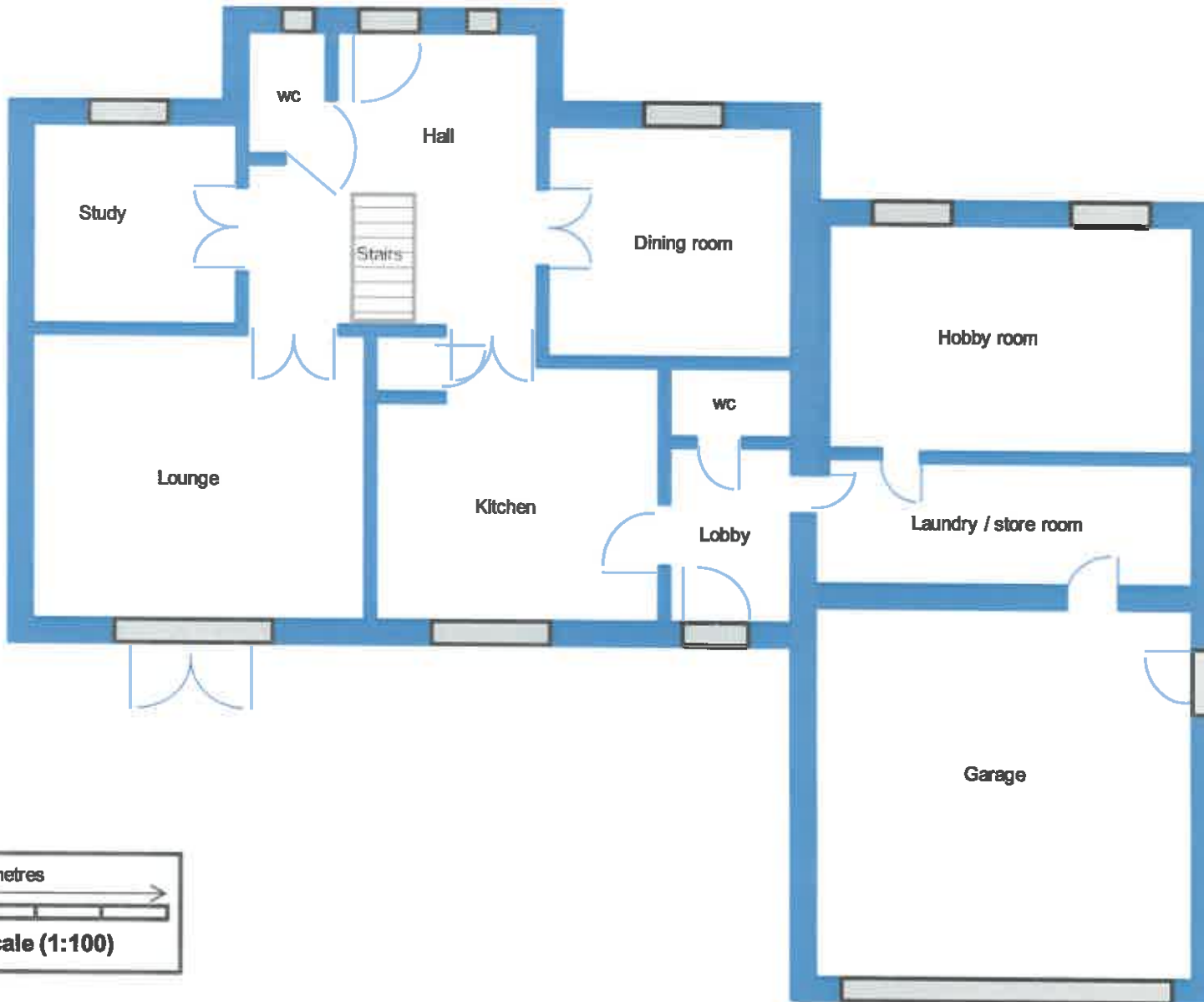


7 Loddington Way – Proposed side (east) elevation

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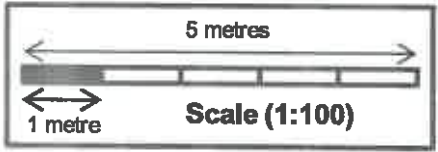
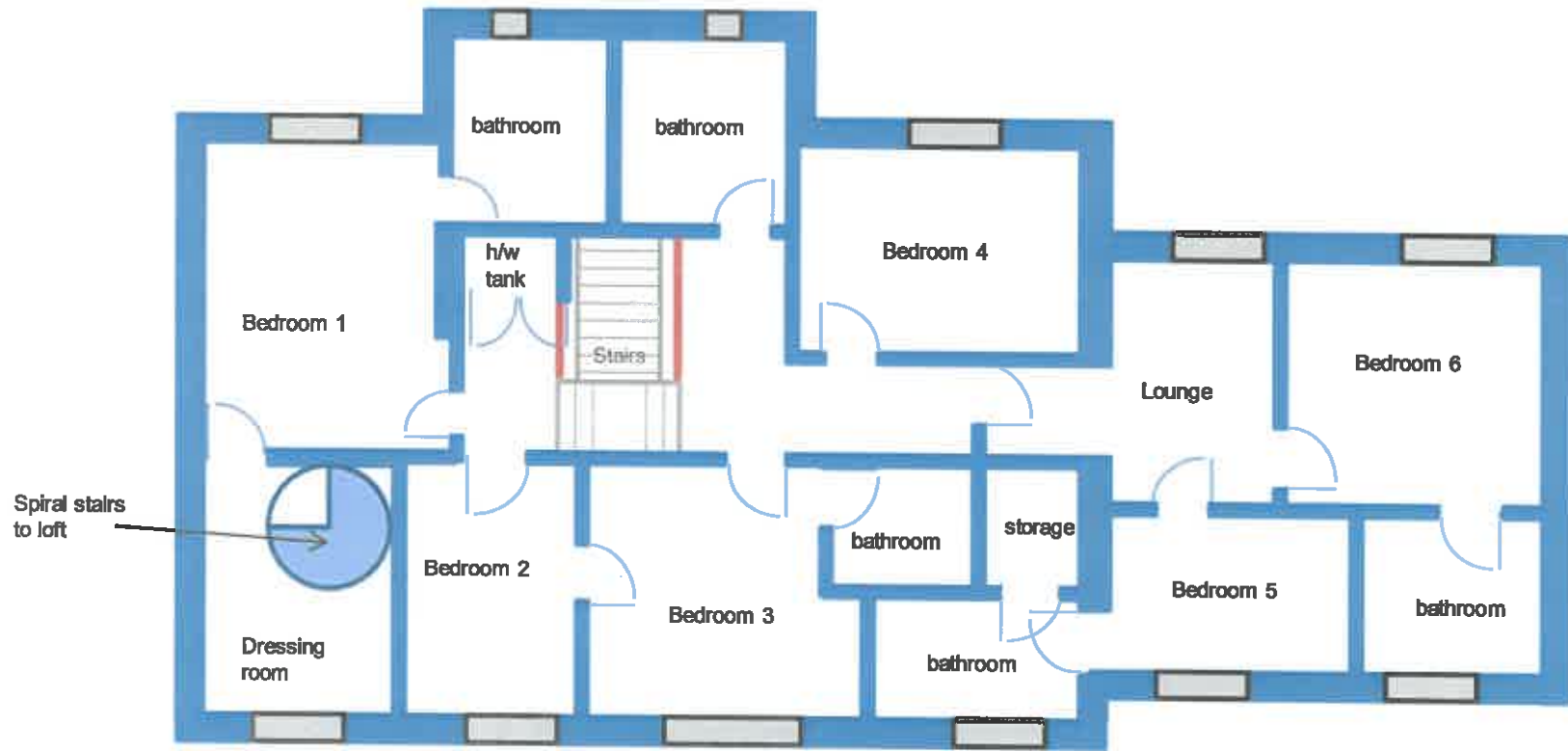


7 Loddington Way – Proposed layout ground floor



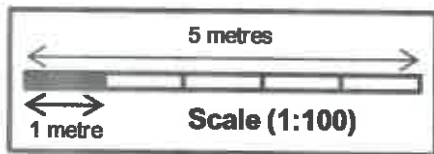
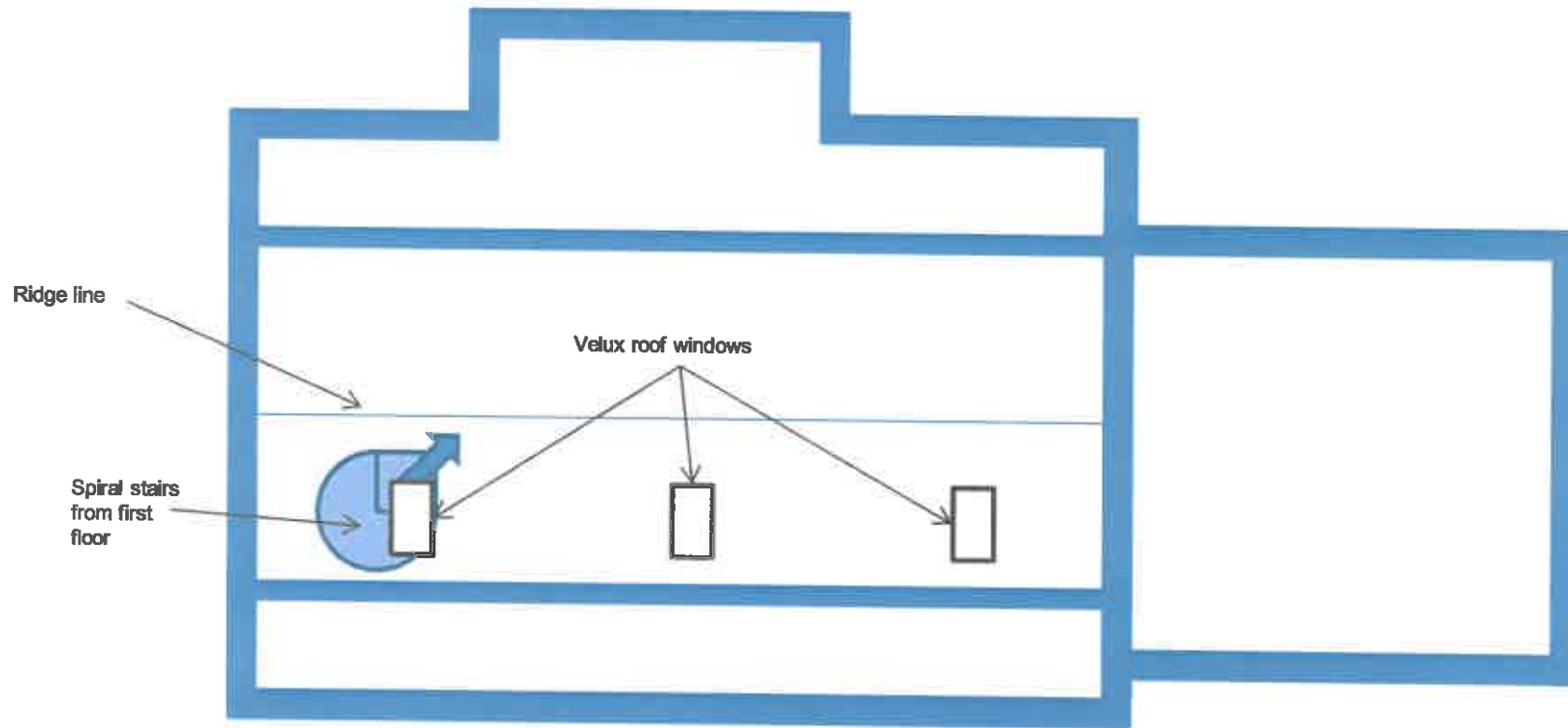
7 Loddington Way – Proposed layout first floor

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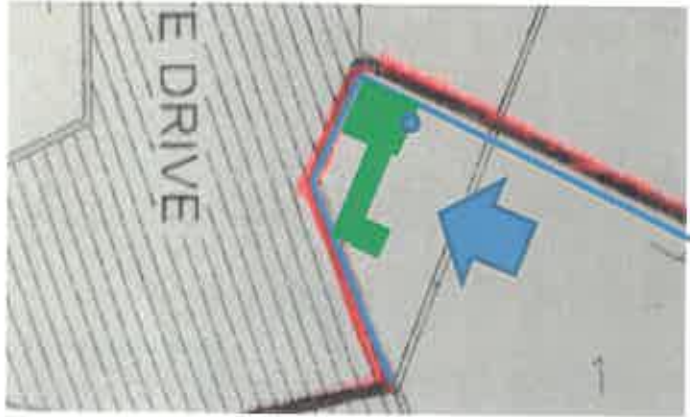


7 Loddington Way – Proposed layout loft

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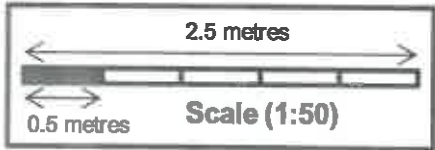
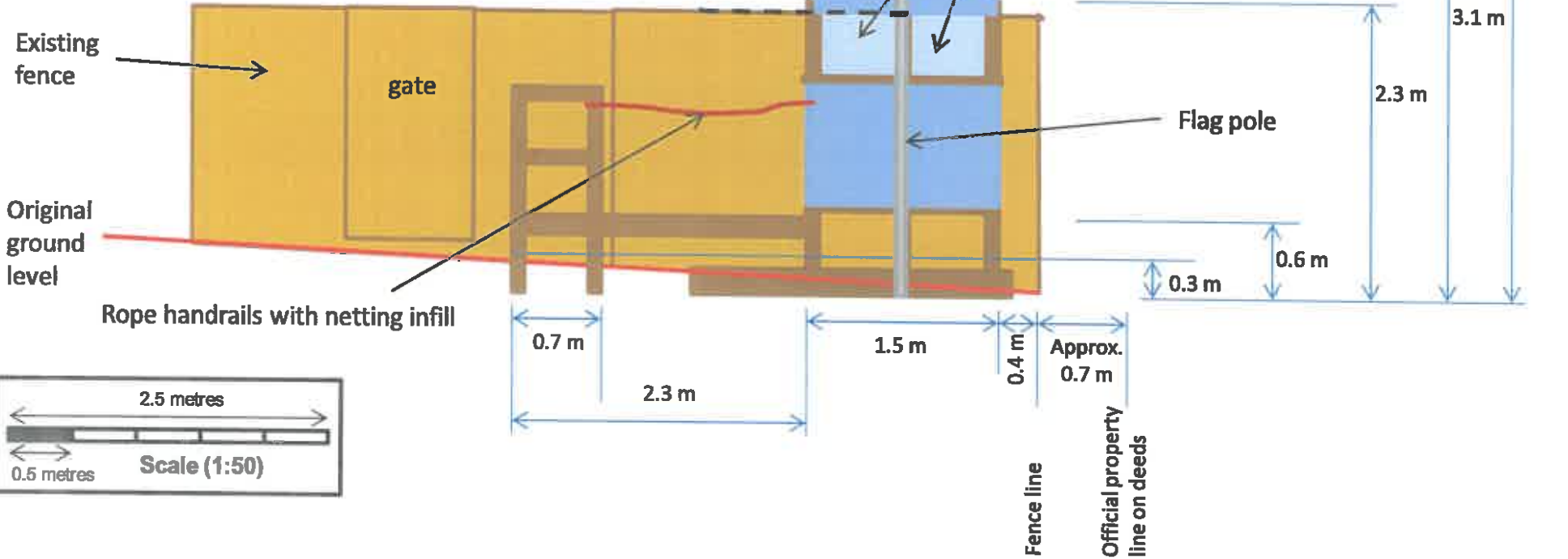
7 Loddington Way – Children’s playhouse – view A
 (modified plan as agreed with Kettering planning – Ms Collette Panther – on 18th May 2020)



Maximum outline of flag at full extension (not likely except in high winds due to wind break effect of structure)

Openings in wall facing into rear garden of 7 Loddington Way (i.e. not possible to see into other properties from here)

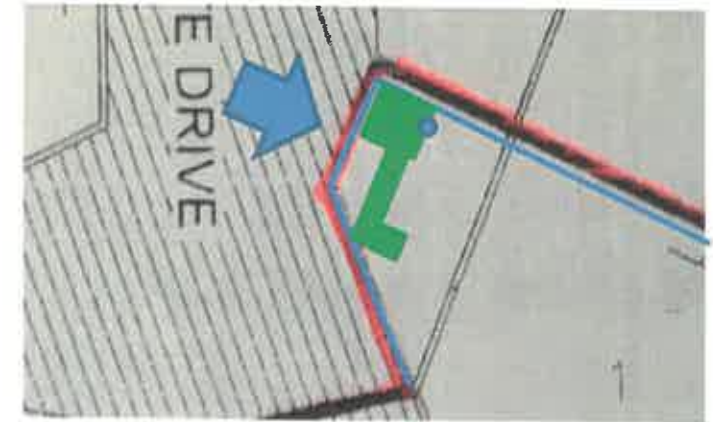
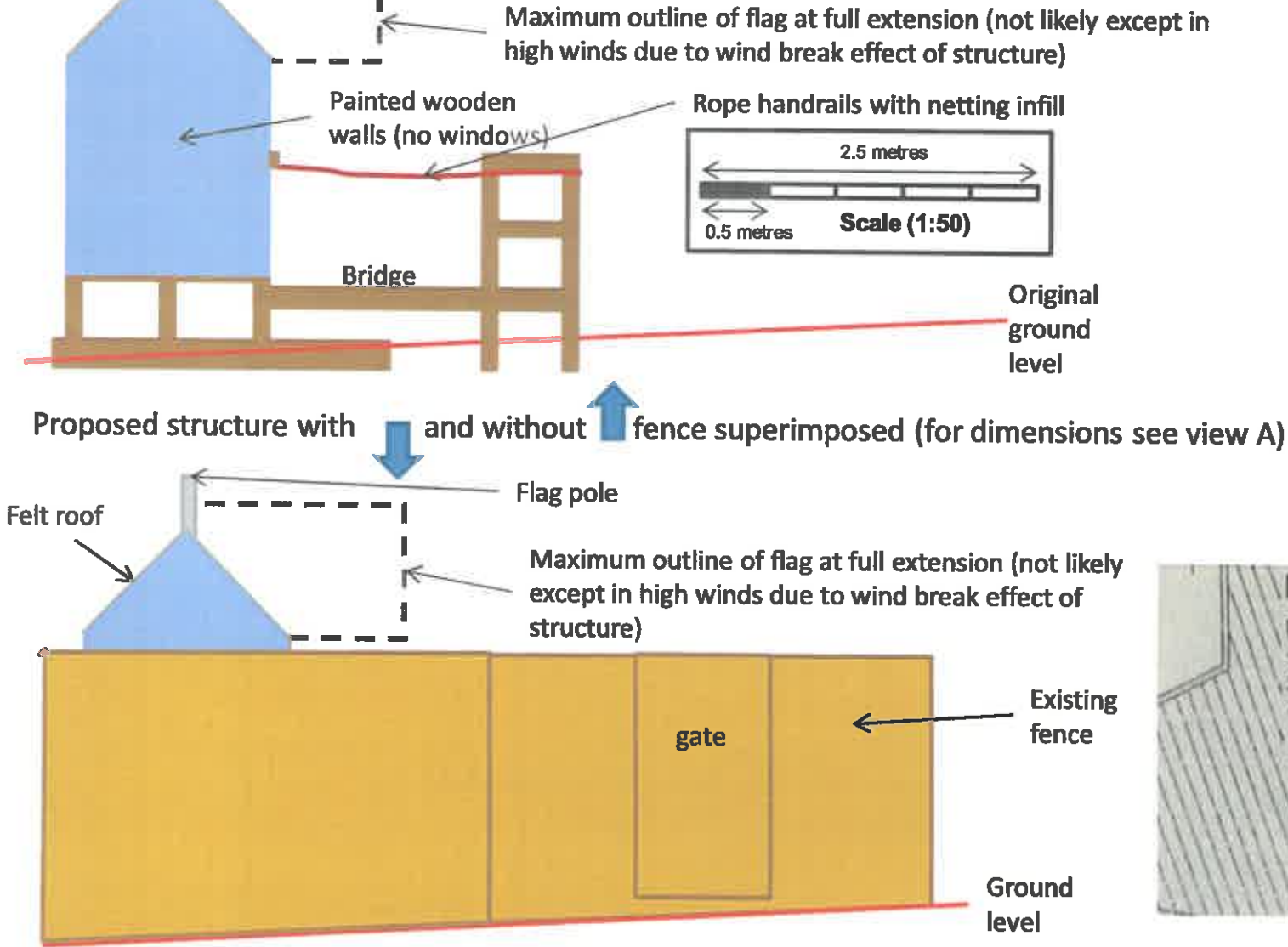
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7 Loddington Way – Children's playhouse – view B

(modified plan as agreed with Kettering planning – Ms Collette Panther – on 18th May 2020)

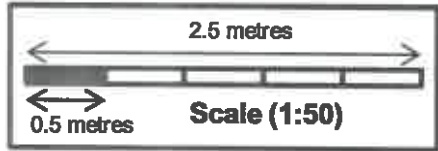
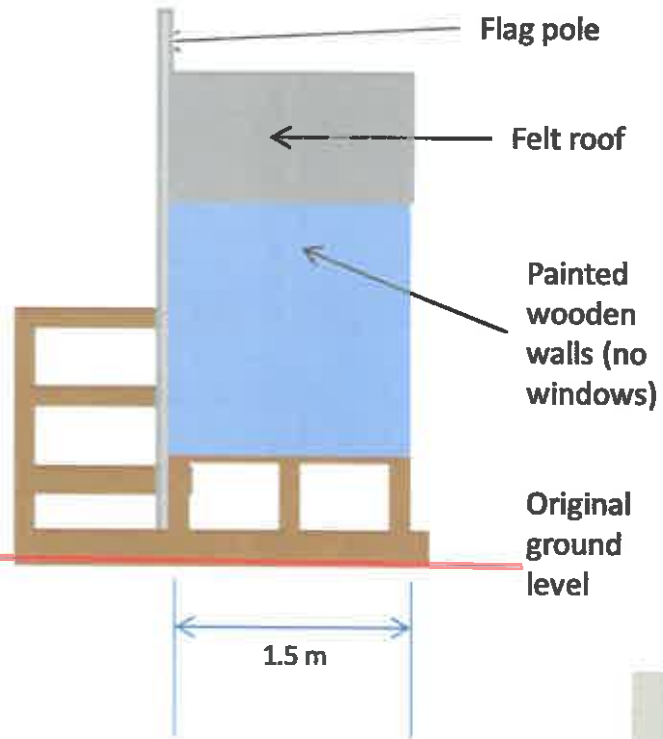
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7 Loddington Way – Children's playhouse – view C

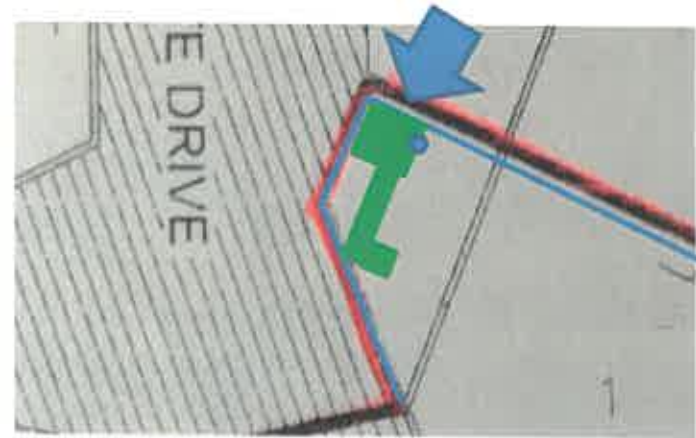
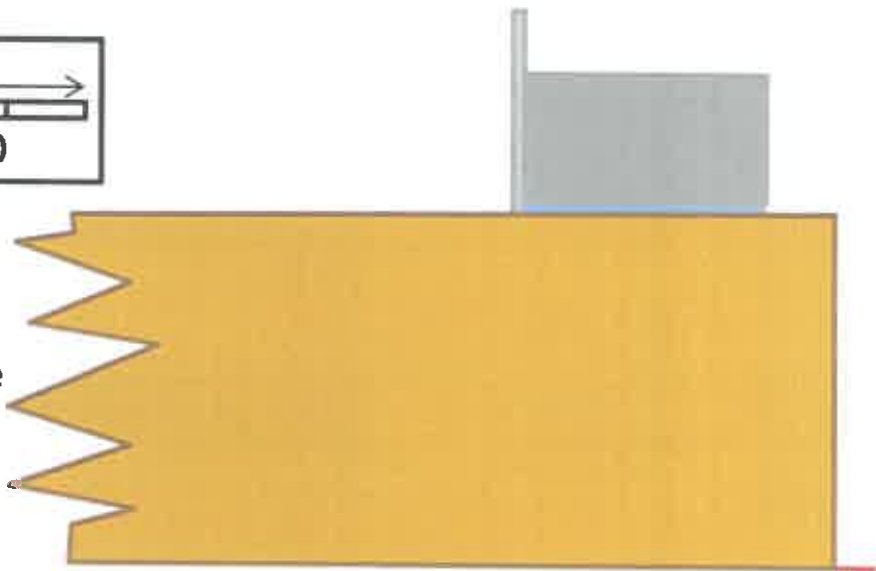
(modified plan as agreed with Kettering planning – Ms Collette Panther – on 18th May 2020)

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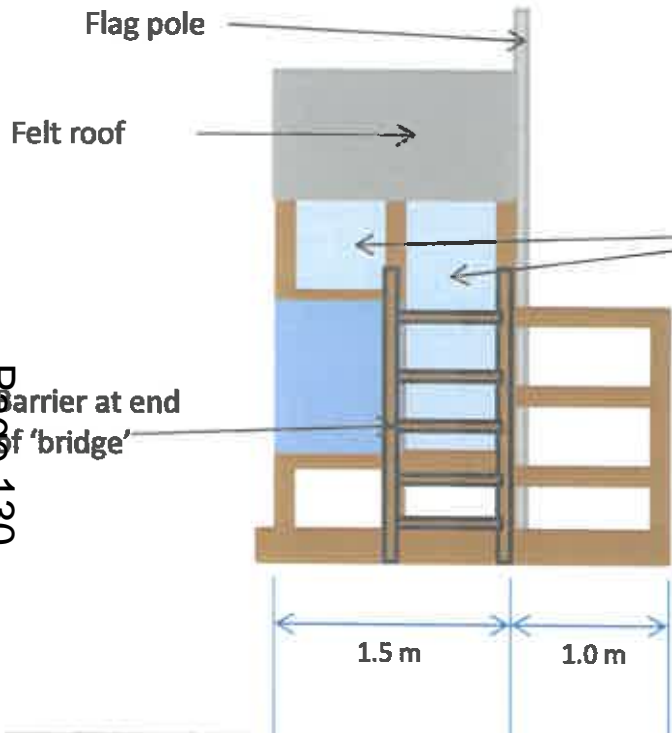
Proposed structure with and without fence superimposed

This text is accompanied by two blue arrows pointing in opposite directions, indicating the comparison between the structure with and without a fence.

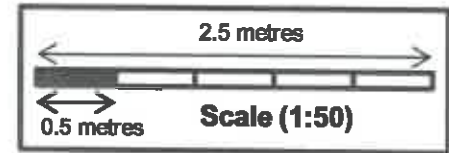


7 Loddington Way – Children’s playhouse – view D and plan view

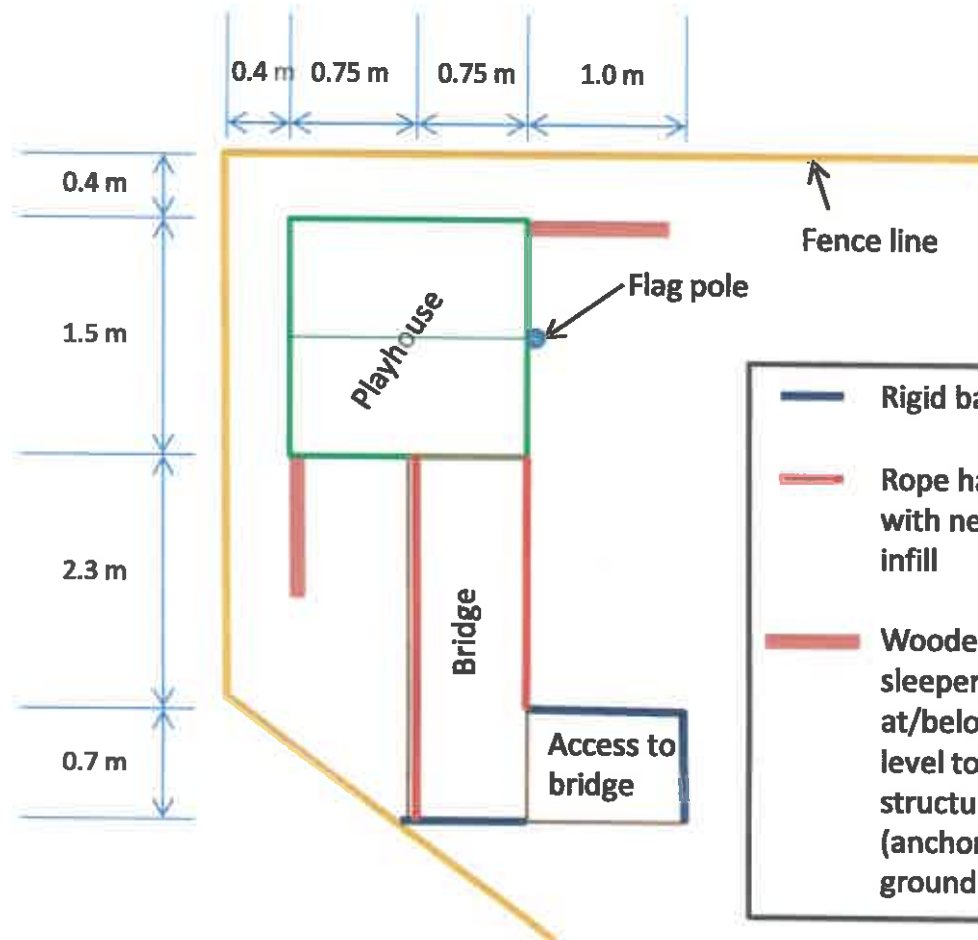
(modified plan as agreed with Kettering planning – Ms Collette Panther – on 18th May 2020)






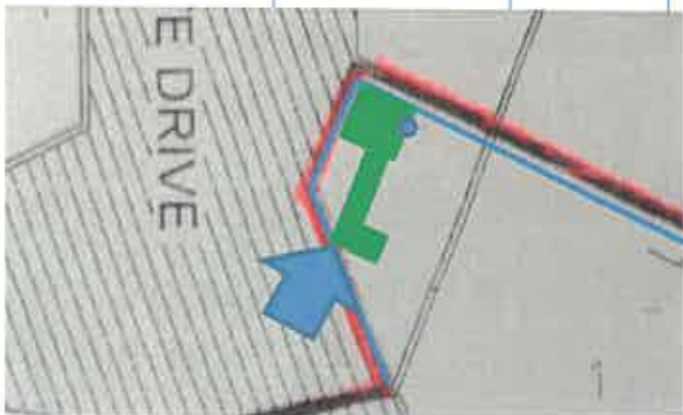
Openings in wall facing into rear garden of 7 Loddington Way (i.e. not possible to see into other properties from here)



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-  Rigid barriers
-  Rope handrails with netting infill
-  Wooden sleepers at/below ground level to stabilise structure (anchored into ground)

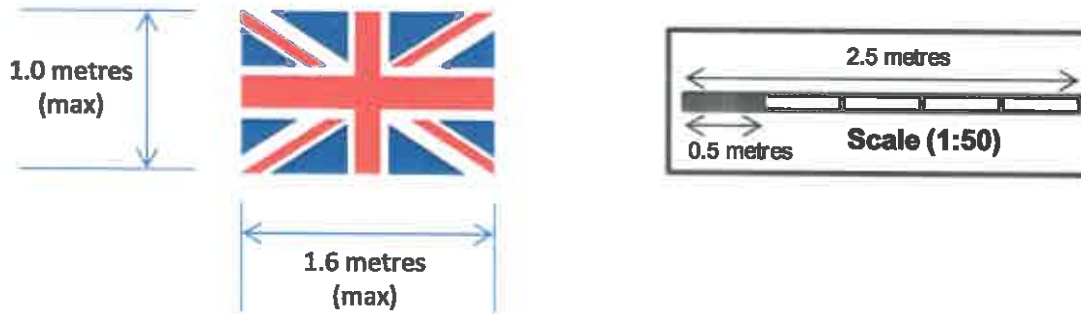


7 Loddington Way – Children’s playhouse – additional information re: flag

The drawing below is to provide additional information on the flag as requested by Ms Collette Panther (Kettering Planning) on 6th July 2020.

As per section 4 description of proposed works on the submitted planning application form : "The proposal includes a flagpole as part of the kids play structure which would be used for a national flag (e.g. Union Jack) not exceeding 1m x 1.6 m or a similar or smaller kids play flag on an occasional basis"

Scale picture of Union Jack Flag:



Note:

- 1) Flag is made of material and not a rigid structure
- 2) Location is such that any view of the flag from outside the curtilage of 7 Loddington Way will be significantly obscured by the play structure and the boundary fence

7 Loddington Way – Children’s playhouse – additional information re: access to bridge

The drawing below is to provide additional information on the design of the access to the bridge as requested by Ms Collette Panther (Kettering Planning) on 3rd July 2020.

Note the 3D schematic is not to exact scale and should be read in conjunction with the previously supplied plans

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