

BOROUGH OF KETTERING

Committee	Full Planning Committee - 05/01/2010	Item No: 5.3
Report Originator	Alison Riches Development Officer	Application No: KET/2009/0709
Wards Affected	Queen Eleanor and Buccleuch	
Location	3A Chase Hill, Geddington	
Proposal	Full Application: Enlargement of garage and canopy over front door	
Applicant	Mr & Mrs N Panther	

1. PURPOSE OF REPORT

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

2. RECOMMENDATION

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

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

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

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

REASON: In the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

3. 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 additional openings permitted by Schedule 2, Part 1 Class A shall be made in the northeast elevation, and no additional openings permitted by Schedule 2, Part 1, Class C shall be made in the southeast roof plane of the building.

REASON: To protect the amenity and privacy of the occupiers of adjoining properties at Nos.3 and 5 Chase Hill in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Notes (if any) :-

- NONE

Justification for Granting Planning Permission

The proposal is in accordance with national and local policies as set out in Planning Policy Statements 1 and 7, Planning Policy Guidance Note 13, Policies 2 and 48 of The East Midlands Regional Plan, Policy 13 of the North Northamptonshire Core Spatial Strategy, and Policy RA3 of the Local Plan for Kettering Borough. There are no material considerations that indicate against the proposal.

Officers Report

3.0 Information

Relevant Planning History

KET/2007/1159. 1 no. detached house and detached garage. Approved 29/01/2008.

KET/2006/0576. Detached house/garage with access off Chase Hill. Refused 22/08/2006. Allowed at appeal 06/06/2007.

Site Description

Officer's site inspection was carried out on 11/12/2009.

The application site is located to the north of Geddington village at the rear of No.3 Chase Hill, a cul-de-sac of reasonably large detached dwellinghouses set to the front of large plots of land. The site backs on to Stamford Road, the main A43 Kettering to Corby road. There is a decrease in ground levels from Chase Hill to Stamford Road with the application property being set down in the site at a lower level than the dwellinghouses in Chase Hill. This dwellinghouse and that at No.1a Chase Hill are back land development.

The dwellinghouse itself is a detached two-storey buff brick dwellinghouse with dark grey slate effect clay roof tiles. All windows are mid brown PVCu and the doors are stained wood. There is a single detached garage to the east of the site with a ground level approximately 1 metre above that of the main dwellinghouse.

Proposed Development

The proposal is for a canopy above the front door and enlargement of the existing single garage with a pitched roof to a double garage with a pitched roof.

Any Constraints Affecting the Site

None.

4.0 Consultation and Customer Impact

Geddington, Newton and Little Oakley Parish Council

- Support.
- Sensible extension to a family home.

Neighbours

- No comments received.

5.0 Planning Policy

National Policies

PPG13. Transport

PPS1. Delivering Sustainable Development

PPS7. Sustainable Development in Rural Areas

Development Plan Policies

East Midlands Regional Plan

Policy 2. Promoting Better Design

Policy 48. Regional Car Parking Standards

North Northamptonshire Core Spatial Strategy

Policy 13. General Sustainable Development Principles

Local Plan

RA3. Rural Area: Restricted Infill Villages

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. The principle of development.
2. The effect of the proposals on the character and appearance of the wider street scene, surrounding development and the existing dwellinghouse.
3. The effect of the proposals on the living conditions of residents either side/nearby.
4. The effect of the proposal on highway safety.

The Principle of Development

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 application site lies within an existing residential area in Geddington village, which is defined as a restricted infill village in the Local Plan for Kettering Borough. The principle of residential development is considered to be established subject to the character of the development, impact on neighbouring dwellings and the highway according with Development Plan policies.

Character and Appearance

The dwellinghouse is set behind No.3 Chase Hill and the nature of the development proposed is such that it will not be visible from the public highway in Chase Hill.

The proposed canopy is a hipped roof supported structure that covers the extent of the front door to the dwellinghouse and extends no more than a metre from the front elevation. Provided the materials match the existing, as stated in

the application form, the proposed canopy will not look out of character with the existing dwellinghouse.

The proposed garage extension will infill an area between the existing dwellinghouse and the existing single garage and has been designed to be of the same design as the existing garage. The ridge height will increase from 4.1 metres to 5.4 metres but will be set 2 metres further back from the rear boundary of No.3 Chase Hill than the existing ridge, thereby reducing the impact of the resultant building on the character and appearance of the area. This increase in height will further shield the front elevation of the dwellinghouse from any views from the rear garden of No.3. Provided the materials match the existing, as stated in the application form, the proposed garage extension will not look out of character with the existing dwellinghouse.

As such the proposals will comply with policy 13(h) of the North Northamptonshire Core Spatial Strategy which requires new development to respect the character of its surroundings.

Residential Amenity

The proposed canopy owing to its position within the site will, shielded on all sides by existing development will have no effect on the amenities of surrounding neighbours.

The proposed garage extension is located between the existing dwellinghouse and the existing garage behind a 4.5 metre high hedge in the garden of No.5 Chase Hill, the neighbouring property immediately to the north of the application site.

The footprint is not increasing in the area immediately adjacent to the rear boundary fence of No.3 Chase Hill and the height adjacent to this boundary is not changing, therefore there will be no adverse impact on the occupiers of this property.

The length of the garage is increasing by 3.5 metres along the boundary with No.5 Chase Hill (Willow Tree House), and the height is increasing from 4.1 metres to 5.4 metres. However, owing to the existing 4.5 metre high boundary hedging and the orientation and location of the proposal in relation to the path of the sun, there will be no loss of light which would adversely impact on the rear amenity space of this neighbour.

As such, the proposals accord with policy 13(l) of the North Northamptonshire Core Spatial Strategy which requires new development not to result in an unacceptable impact on the amenities of neighbouring properties.

Highway Safety

In previous applications at the site, comments have been received about the impact of the original development on highway safety. In this case, there are no issues relating to highway safety as the proposed garage extension will replace an existing parking space with a garage and will therefore have no impact on the amount of vehicular traffic entering and leaving the site.

Conclusion

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. In this regard the proposed development is strongly supported by the aims and objectives of the Development Plan policies listed in the report, and there are no material considerations which would outweigh the Development Plan subject to the imposition of the recommended planning conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Alison Riches, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

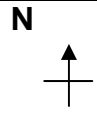
Date:

SITE LOCATION PLAN

3A Chase Hill, Geddington
Application No.: KET/2009/0709



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