

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 30/03/2010</b>	<b>Item No: 5.8</b>
<b>Report Originator</b>	<b>Alan Davies Assistant Development Officer</b>	<b>Application No: KET/2010/0060</b>
<b>Wards Affected</b>	<b>Rothwell</b>	
<b>Location</b>	<b>57 Connolly Drive, Rothwell</b>	
<b>Proposal</b>	<b>Full Application: First floor side extension</b>	
<b>Applicant</b>	<b>Mr Walker</b>	

### **1. PURPOSE OF REPORT**

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

### **2. RECOMMENDATION**

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

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

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

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

REASON: In the interests of visual amenity in accordance with policy 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 Classes A or C shall be made in the north elevation or roof plane of the extension.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

4. The window at first floor level on the north elevation shall be 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 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 Statement 1, Policy 2 of The East Midlands Regional Plan and Policy 13 of the North Northamptonshire Core Spatial Strategy. There are no material considerations that indicate against the proposal.

## **Officers Report**

### **3.0 Information**

#### **Relevant Planning History**

KE/1989/0393 – 14 x 3 bedroom houses and 12 x 4 bedroom houses. Approved 25/05/1989.

#### **Site Description**

Officer's site inspection was carried out on 08/02/2010.

The application property is a modern detached dwelling constructed as a group of 14 properties to the east of Rothwell. It has a long rear garden which looks out onto open countryside and the front of the property faces 60 Connolly Drive. The property benefits from timber-effect double glazing. Concrete roof tiles and dark red bricks are the principle external materials. There is a gap between this property and 59 Connolly Drive of approximately 3 metres at ground floor level, due to both properties having single storey garages separating each property. To the south of the application property the neighbouring property, 26 Sharman Way, is over 10 metres away from the proposal site.

#### **Proposed Development**

The applicants propose to extend the property at first floor level above the existing garage by creating two new bedrooms. To accommodate this increased space the extension at first floor level will run from above the existing utility room to the garage at the front of the property. The extension will be constructed of matching dark red brick and there will be three new openings. One window will be to the front of the property and another will be to the rear. A third window proposed for the side elevation (north) will be obscure glazed.

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

None

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

#### **Parish/Town Council**

No objection.

#### **Neighbours**

No responses received.

### **5.0 Planning Policy**

#### **National Policies**

PPS1. Delivering Sustainable Development

## **Development Plan Policies**

### **East Midlands Regional Plan**

Policy 2. Promoting Better Design

### **North Northamptonshire Core Spatial Strategy**

Policy 13. General Sustainable Development Principles

## **6.0 Financial/Resource Implications**

None

## **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle of development
2. Residential amenity
3. Design, character and appearance

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

National, regional and local planning policies provide for such extension subject to certain criteria. National policy PPS1 and regional policy 2 of the East Midlands Regional Plan seek to achieve design that is appropriate within its context. At a local planning policy level policy 13 of the North Northamptonshire Core Spatial Strategy protects the amenity of neighbouring residents in terms of noise, pollution, loss of light, overlooking or overbearing development. It is considered that this proposal satisfies all three levels of planning policy and this is discussed in further detail in the subsequent two subsections.

### **2. Residential amenity**

The proposal will be located to the north of the existing property and as a result it will have no discernable impact upon 26 Sharman Way, the neighbouring property to the south. To the immediate north of the application property is 59 Connolly Drive which is set back further from the highway than the 57 Connolly Drive. It is also at a higher level due to the difference in ground levels between the two properties. 59 Connolly Drive has a side window at first floor level which faces the proposed extension. This window provides light to the stairway, which is not classed as a habitable room. The proposed extension will be visible from this window, but due to the relationship between this window and the proposed extension no light will be lost to this window. No overlooking will occur as a result of this proposal and to prevent any future problems permitted development rights for the extension will be removed. This proposal will therefore not have a detrimental impact upon existing and future residents and so it is considered to be in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

### **3. Design, character and appearance**

The design of the proposed extension sits comfortably with the surrounding area and the house types contained within. Properties in this location are large detached properties and many have been altered in the past. The alterations add character to

the area and so long as the external materials are appropriate, as they will be with this extension, they enhance the character and appearance of the area. This proposal is no exception. This design of the extension is to scale and it will not have an overbearing impact upon neighbouring properties or the overall street scene. It is therefore considered to be in accordance with PPS1 and policy 2 of the East Midlands Regional Plan.

### **Conclusion**

The proposal is in accordance with national, regional and local planning policy. The design is appropriate for this location and it will not negatively impact the amenity of the neighbouring properties in terms of loss of light, overlooking or having an overbearing impact. It is therefore recommended for approval.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

Alan Davies, Assistant Development Officer on 01536 534316

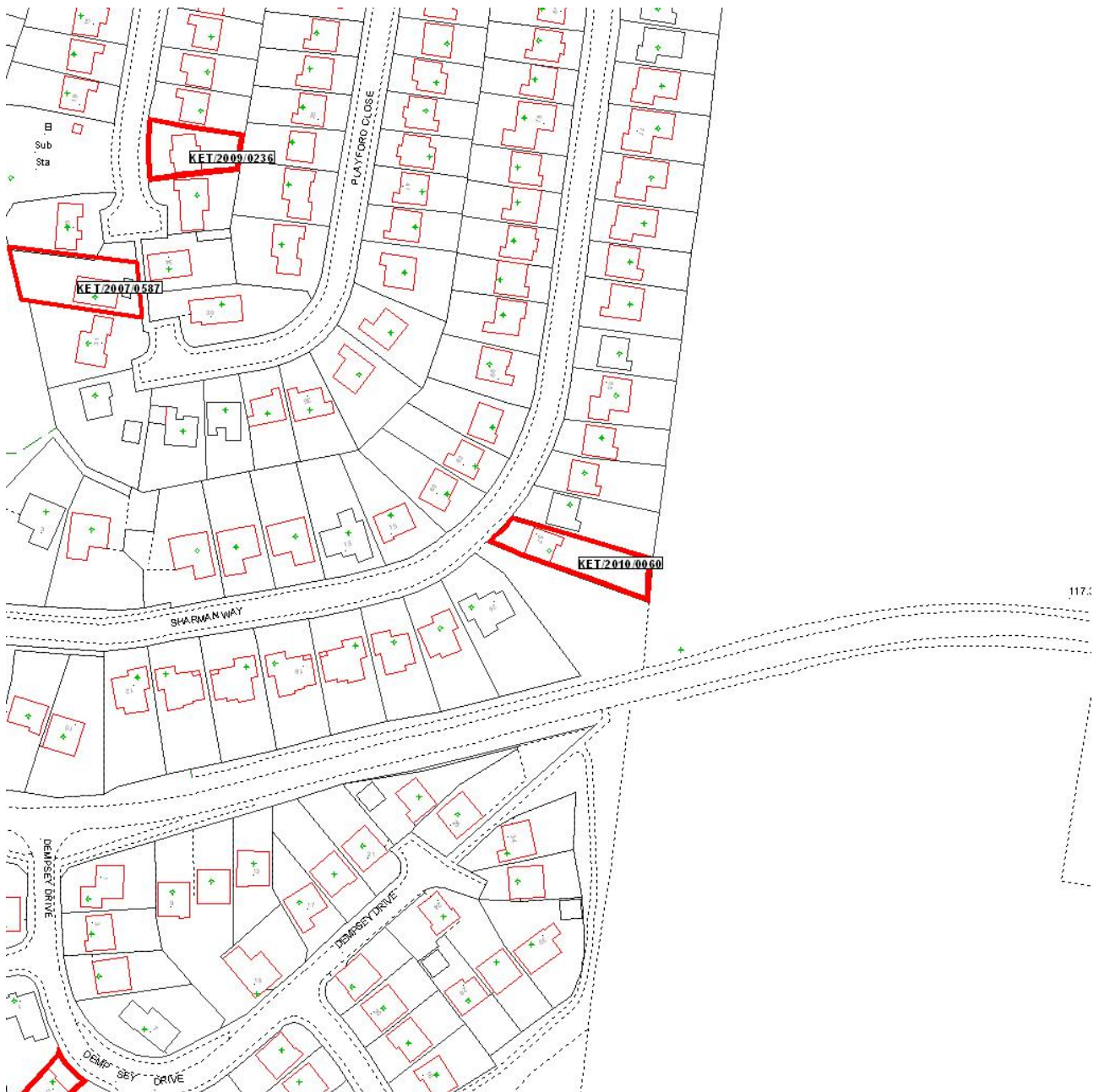
#### **Previous Reports/Minutes**

Ref:

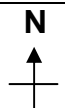
Date:

# SITE LOCATION PLAN

57 Connolly Drive, Rothwell  
Application No.: KET/2010/0060



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