

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 17/08/2010</b>	<b>Item No: 5.3</b>
<b>Report Originator</b>	<b>Alex Jelley Assistant Development Officer</b>	<b>Application No: KET/2010/0374</b>
<b>Wards Affected</b>	<b>St. Peters</b>	
<b>Location</b>	<b>20 Gunnell Close, Kettering</b>	
<b>Proposal</b>	<b>s.73 Application: Variation of condition 8 of KET/1994/0117, conversion of garage to habitable room</b>	
<b>Applicant</b>	<b>Mr P Corazzo</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.

### **Justification for Granting Planning Permission**

The proposal is in accordance with national and local policies as set out in Planning Policy Statements/Guidance Notes 1 and 13, 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**

KET/2000/0389 – Extension of time on submission of reserved matters on

KET/1994/0117 – Approved 04.07.2000

KET/1994/0494 – Approval of Reserved Matters: Residential development, garages, roads, sewers, associated works – Approved 11.10.1994

KET/1994/0117 - Renewal of KET/1989/0704: Outline for balancing reservoir leisure complex, residential development ancillary shops to include site boundary amendment to accommodate access (roundabout) – Approved 16.09.1994

KET/1989/0704 – Outline for balancing reservoir, leisure complex, residential development and ancillary shops – Approved 19.03.1991

#### **Site Description**

The application site consists of No. 20 Gunnell Close in the 'Kettering Leisure Village' area of town, to the Southwest of the town centre. The dwelling is a two storey detached property constructed of yellow brick and brown concrete interlocking roof tiles. There is some detailing within the brick that is characteristic of the surrounding area, and is discussed further within Section 7.0 of this report. The site is accessed via a private drive that runs to the front (South) of No's 17-20. There is an area of hard standing to the front, and a private rear amenity space.

The site lies to the North of an area of public open space, and the topography of the land is such that the dwelling sits in a prominent position. Across Thurston Drive to the East is the sports centre athletics area, and to the Southeast is the leisure centre.

#### **Proposed Development**

This application seeks to vary condition 8 of KET/1994/0117 to allow for the conversion of a garage to a habitable room. For further detail, please refer to Section 7.0 of this report.

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

None

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

None

### **5.0 Planning Policy**

#### **National Policies**

PPS1. Delivering Sustainable Development

PPG13. Transport

**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:-

- A. Principle of Development
- B. Design and Character
- C. Residential Amenity
- D. Highways

A. Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the Development Plan unless material planning considerations indicate otherwise.

Section 73 of the Town and Country Planning Act 1990 allows for applications for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted.

In this instance, planning permission KET/1994/0117 was previously granted for the "Renewal of KET/1989/0704: Outline for Balancing Reservoir Leisure Complex, Residential Development Ancillary Shops to Include Site Boundary Amendment to Accommodate Access (Roundabout)". This permission was subject to a number of conditions, including condition 8, which stated:

*"There shall be provided for each dwelling either a garage or hardstanding together with space for the parking of one additional vehicle clear of the highway and this shall be shown on the layout plan required by Condition No. 02 and be constructed prior to the occupation of the dwelling(s). Such provision shall be kept permanently available for ancillary parking purposes during the occupation of the dwelling(s).*

*REASON: In the interests of the safety and convenience of users of the highway."*

The main issue is therefore whether the development that was previously approved would be made unacceptable by the loss of the garage, or its replacement with additional habitable space. Thus, it is essential to consider the impact of the wider proposals, without the garage, on the design and character of the surrounding area, the amenity of existing and future occupiers of adjoining properties, and on the highway network.

Policy 13 of the North Northamptonshire Core Spatial Strategy provides for

development of this kind, subject to criteria addressing the above issues being met. This approach is supported by national policy guidance in the form of PPS1 and PPG13, which seek to promote the sustainable use of existing land and buildings, highlighting the important role the relationship between development and the highway network plays in achieving this.

#### B. Design and Character

The proposals would involve the blocking up of the existing garage door and replacement of it with a brick wall and double-glazed window. It would continue an existing buff and blue brick banding course that is a design feature of the existing dwelling as well as the surrounding properties. The window is in proportion to those on the building at present, and a condition requiring materials to match existing will ensure that the bricks used are appropriate. It is considered that the proposals are suitable from a design and character perspective, and that the application therefore accords with those elements of policy 13 of the North Northamptonshire Core Spatial Strategy in so far as it relates to matters of design and character.

#### C. Residential Amenity

The proposal would entail only internal alterations, albeit with a wall and window replacing the existing garage door. In any case, the body of the existing building would not be extended, and as such the occupiers of neighbouring properties would not face a loss of light as a result. Likewise, while a new window is proposed in the South elevation, this faces onto an area of open space, and thus privacy, and the loss thereof, is also not considered to be a potential problem. It is considered that the proposal would not impact upon the amenity of existing or future occupiers of adjoining properties and is therefore in keeping with the aims of policy 13 of the North Northamptonshire Core Spatial Strategy.

#### D. Highways

The proposal would remove a dedicated parking space from the site, leaving the dwelling with only one off street parking space. There remains, however, sufficient space at the front of the site, on the private drive, to accommodate further vehicles, and given the location of the site close to local amenities and bus routes, it is considered that this is sufficient for the size of dwelling. The application therefore accords with the aims of policy 13 of the North Northamptonshire Core Spatial Strategy in so far as it relates to highways matters, as well as the aims of PPG13.

#### Conclusion

The application is in accordance with the Development Plan and there are no material planning considerations that would indicate against approval. The application is in keeping with the design and character of the existing building and surrounding area, there would be no material impact upon the amenity of existing or future occupiers of adjoining properties, and the resultant development would retain an appropriate relationship with the highway network.

**Background Papers**

Title of Document:

Date:

Contact Officer:

Alex Jelley, Assistant Development Officer on 01536 534316

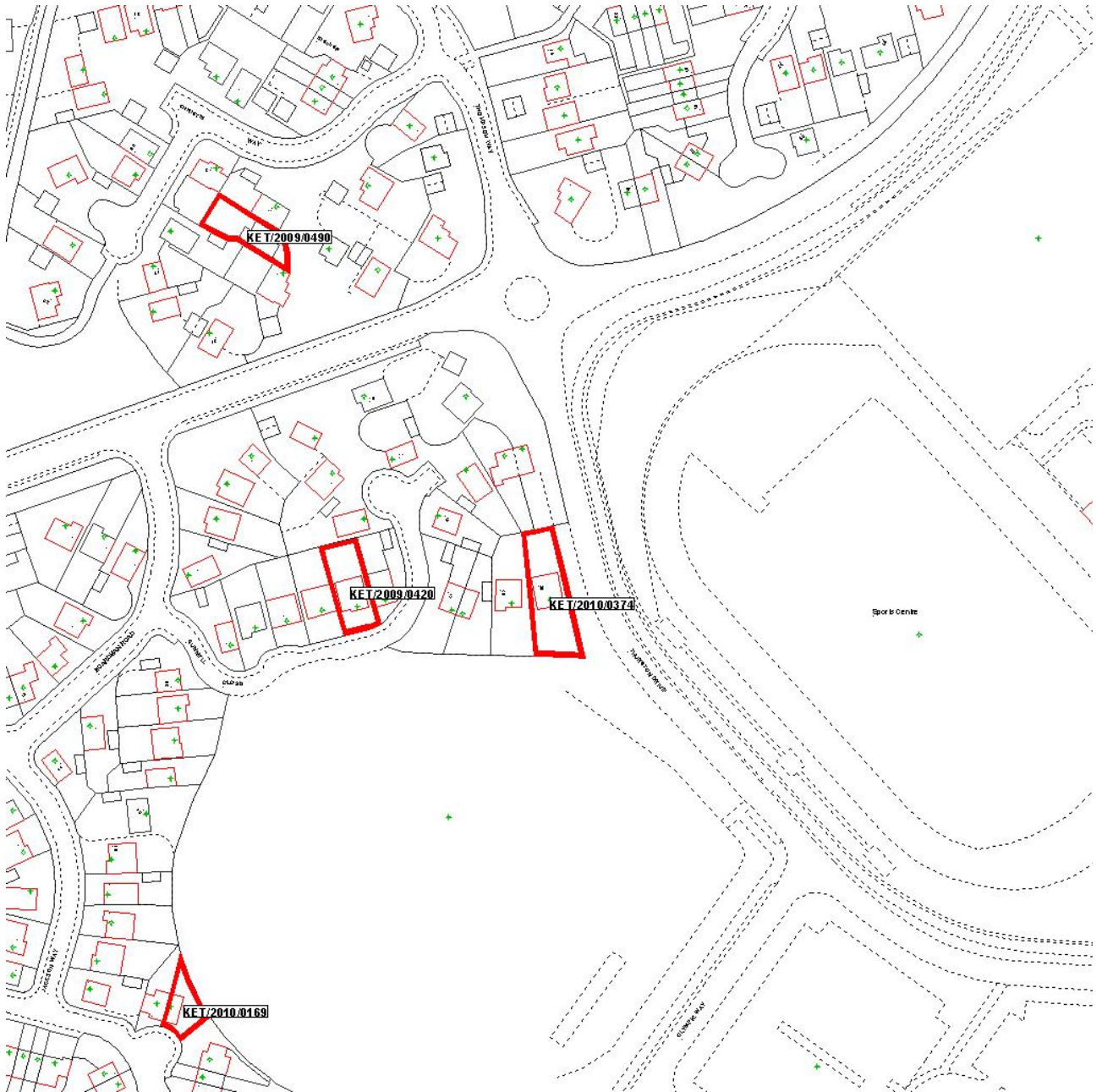
**Previous Reports/Minutes**

Ref:

Date:

# SITE LOCATION PLAN

20 Gunnell Close, Kettering  
Application No.: KET/2010/0374



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