

BOROUGH OF KETTERING

Committee	Full Planning Committee - 17/08/2010	Item No: 5.4
Report Originator	Alan Davies Assistant Development Officer	Application No: KET/2010/0483
Wards Affected	Queen Eleanor and Buccleuch	
Location	24 Queen Street, Geddington	
Proposal	Full Application: 1 no. replacement door to front and 3 no. replacement windows to rear	
Applicant	Miss D Hughes	

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 submitted with the application.

REASON: In the interest of maintaining the character of the Conservation Area in accordance with PPS5: Planning for the Historic Environment.

Justification for Granting Planning Permission

The proposal is in accordance with national and local policies as set out in Planning Policy Statements 1 and 5 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/2008/0035 - Install satellite dish on front of property. Approved 11.03.2008.

Site Description

Officer's site inspection was carried out on 26/07/2010.

The application property is one of a pair of semi-detached properties constructed in 1900 which front on to Queen Street. They lie within Geddington Conservation Area and are opposite three listed properties. The application property itself is a two storey red brick dwelling with a slate roof and ornate red and buff brick chimneys. The front of the property has four timber windows which appear to be 6/6 sash windows, but are in fact replica sash casement windows. There are two on the ground floor and two on the first. It is these windows and the appearance of the property to the front which is the subject of the Article 4 Directive. The front door, although timber, is a modern front door which is appropriate in construction and appearance for this dwelling.

To the rear of the building is a two storey red brick extension which appears to date from the 1960's. It has two windows at first floor level and three at ground floor. Only the two first floor windows are visible from the public realm. The windows, although again of timber construction, are not of historic interest. The two window openings on the northeast elevation on the rear of the property at ground and first floor level do not have traditional proportions.

Proposed Development

The proposal is to replace the current timber front door with a new four panel timber door. To the rear of the property the three ground floor windows are proposed to be replaced with uPVC windows of similar design, but modern material.

Any Constraints Affecting the Site

Within Geddington Conservation Area.
Article 4 Direction (from 1991)

4.0 Consultation and Customer Impact

Parish/Town Council

No objection.

Neighbours

No objection.

5.0 Planning Policy

National Policies

PPS1. Delivering Sustainable Development
PPS5. Planning and the Historic Environment

Development Plan Policies

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. Design, character and appearance

1. Principle of development

Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 allows Local Planning Authorities to remove any or all permitted development rights, so that they can retain control over changes to the appearance and character of buildings. The Article 4 Direction on this property removes such permitted development rights hence planning permission is required for the proposed alterations. The alterations should be assessed in the light of current Development Plan policies and with regard to the Council's duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving or enhancing the Conservation Area.

2. Design, character and appearance

It is considered that the proposed timber front door is of an appropriate material and a design which sits comfortably with the overall character of the property. The four-panelled design is similar to the existing design and is similar to the front door of 22 Queen Street, and it will reinforce the appearance of the property as a simple, attractive semi-detached dwelling with a timber front door and sash windows. As such the proposed door will not detract from the existing character or appearance of the property and will help to preserve the character and appearance of the wider Conservation Area.

At the rear of the property it is proposed to replace the three ground floor windows with uPVC equivalents. The justification statement included as part of the Article 4 Directive does not mention the rear of the property and it is considered that this is the lower quality elevation, with a more recent extension and modern timber windows. Replacing the ground floor windows with modern uPVC will not detract from the existing appearance of the property and they will not be visible from the surrounding Conservation Area. The windows at first floor level, which are visible from the public realm, will not be altered. Therefore these proposed window replacements meet the aims and objectives of PPS1, PPS5 and policy 13 of the North Northamptonshire Core Spatial Strategy.

Conclusion

The proposal accords with national and local planning policy and it will neither detract from the character or appearance of the Conservation Area nor impact the amenity of surrounding residents, visually or otherwise. It is an appropriate alteration and as such is 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

24 Queen Street, Geddington
Application No.: KET/2010/0483



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