

BOROUGH OF KETTERING

Committee	Full Planning Committee - 01/03/2011	Item No: 5.4
Report Originator	Michael Boniface Development Officer	Application No: KET/2011/0020
Wards Affected	Barton	
Location	55 Gotch Road, Barton Seagrave	
Proposal	Full Application: First floor extension	
Applicant	Mr H Ranmel	

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. The annex hereby permitted shall not be occupied other than as part of the single residential use of the dwelling known as 55 Gotch Road.

REASON: The unit of accommodation is not of a satisfactory standard to be occupied separately from the main dwelling in the interests of amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

4. Notwithstanding the submitted details, the roof light within the west facing roof slope shall be sited at a minimum height of 1.8m above the finished floor level of the extension hereby approved.

REASON: To prevent unacceptable overlooking and loss of amenity to neighbouring properties in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

5. 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, B or C shall be made in the north, west or south elevation or roof plane of the building.

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.

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/Guidance Notes 1 and 13, 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

KET/2010/0547 – First floor extension – REFUSED 06/10/2010

KET/2003/0892 – Single storey side extension – APPROVED 06/01/2004

KET/2003/0425 – Alterations and carport – APPROVED 15/07/2003

KET/1989/0620 – Bungalow – APPROVED 15/08/1989

Site Description

Officer's site inspection was carried out on 10/02/2011.

The site comprises an established supermarket (Budgens) fronting Gotch Road with a single storey dwelling to the rear of the site, accessed via a gated driveway to the side.

Single storey dwellings stand either side of the site along Gotch Road, while two storey dwellings stand to the rear at Woodford Close.

Land levels are consistent both within and immediately surrounding the site.

Proposed Development

First floor extension and conversion of roof space to provide additional habitable space, along with reorganisation of the ground floor to create an annex.

The existing bungalow incorporates 3 bedrooms. The proposed development would result in 5 bedrooms.

Any Constraints Affecting The Site

None.

4.0 Consultation and Customer Impact

Parish/Town Council

Objection for the following reasons:

- The proposal conflicts with condition 7 of the original planning permission which prevents alterations to the roof or the insertion of windows above eaves height.
- The addition to the first floor will overshadow and overwhelm the bungalows with side and the houses to the rear.
- Overdevelopment.
- The potential increase in occupancy will render the parking facilities inadequate.

Highway Authority

No objection.

Environmental Health

No objection.

Neighbours

One letter of objection for the following reasons:

- Lack of public consultation.

5.0 Planning Policy

National Policies

PPS1 – Delivering Sustainable Development

PPG13 – Transport

Development Plan Policies

East Midlands Regional Plan

2 – Promoting Better Design

North Northamptonshire Core Spatial Strategy

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. History;
2. Principle of Development;
3. Design, Character and Appearance;
4. Amenity;
5. Highway and Parking.

1. History

Planning permission was refused under reference 'KET/2010/0547' for a first floor extension to this property in October 2010 due to concerns regarding the proposed scale, height, mass and design of the building, along with overbearing and overshadowing impacts on neighbouring properties. The proposed application now seeks to address these concerns through a significantly reduced eaves and ridge height, reduced scale and mass, and re-sited openings.

The dwelling now subject of this planning application was constructed as backland development behind the supermarket during the 1990's and occupies a constrained position accessed via a long driveway to the side of the retail unit. Both the supermarket and the dwelling in question have been significantly altered and extended covering a large floor area. An area of amenity space appears to have been incorporated from the adjacent property (no.59) into the garden land now associated with no.55.

A condition was attached to the original planning permission for the bungalow (KET/1989/0620) which removed permitted development rights for alterations to its roof, or the insertion of windows above eaves level. While this removes the ability for loft conversions and similar developments to be carried out without the need for planning permission, the condition does not preclude an express application for planning permission.

2. Principle of Development

Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of development subject to a number of general sustainable development criteria, including that the proposals do not result in adverse impact upon neighbouring properties or the highway network and that schemes present a good standard of design.

3. Design, Character and Appearance

The site stands within a residential area comprising a mix of one and two storey dwellings of predominantly detached and semi-detached design. An existing supermarket represents an exception to this regular development pattern, presenting a larger mass and prominent appearance, particularly on approach from Hilltop Avenue. Single storey dwellings stand either side and opposite the development site, while two storey dwellings exist to the rear on Woodford Close.

This application seeks to increase the eaves height of the existing building by 1.5m (from 2.2m to 3.7m) and the ridge height by 2.6m (from 4.8m to 7.4m) to allow additional habitable space at first floor level. The proposal would therefore utilise the roof space of the building as opposed to the addition of a full first floor as was previously proposed. The proposed addition has also been reduced in scale and mass and would not therefore cover the entire footprint of the existing building. Instead, two gable ended pitched roofs would run perpendicular to one another, significantly reducing the massing of the first floor addition.

The additions to the building are considered to be proportionate to the scale of the existing bungalow and would be seen in the context of the adjacent supermarket which presents a much larger scale and mass than the surrounding residential properties. Two storey dwellings are also present to the rear of the site and the resulting building would be comparable in terms of scale and height to these properties. It is recognised that the additions will result in a taller building the bungalows fronting Gotch Road, however the building is located to the rear of the existing supermarket and would not appear unduly prominent and visually imposing within the streetscene. Glancing views of the additions may be possible between buildings however this would not result in such detriment to the character and visual amenity of the area as to warrant the refusal of planning permission.

The application suggests use of block work and render as a facing material along with concrete roof tiles and UPVC windows. The matching roof tiles and windows are considered acceptable however, the use of render would appear as an anomaly with the street scene which is clearly characterised by facing brick. A condition is therefore suggested which requires the use of materials matching that of the existing building.

4. Amenity

The dwelling occupies a constrained position behind the existing supermarket and in close proximity to the surrounding residential properties. The scale and height of the additions have however been significantly reduced compared with the previous application and are now more reflective of the surrounding buildings. It is now considered that the siting, scale and mass of the building would be such that no overbearing impact would result to neighbouring properties. The orientation of the building, relative to the neighbouring properties is such that a small amount of overshadowing may impact the garden curtilage associated with No. 59 Gotch Road however it is recognised that the existing supermarket already stands in close proximity and any additional impact would be very small; sufficient light and amenity would be retained.

The application and design of the building has sought to minimise impacts upon neighbouring properties and the majority of openings have therefore be located within the east facing elevation, towards the existing supermarket so as to prevent overlooking neighbours. Two roof lights are proposed within the north facing elevation but would allow views of the garden land associated with the site only. The final roof light would be located within the west facing elevation towards properties in Woodford Close. This opening would be sited within the roof slope which is set back from the site boundary and no direct views between habitable room windows would be possible. Whilst this is so, views would be possible to the garden curtilage associated with adjoining properties in Woodford Close and it is therefore considered necessary to require this opening to be sited at a high level in order to prevent an unacceptable loss of amenity.

A further condition should remove permitted development rights for the insertion of additional openings in the future to avoid the potential for future development and subsequent loss of amenity.

5. Highways and Parking

The application has been made on the basis of a single residential dwelling and a condition could be used to ensure that the proposed annex remains ancillary to the principal property. On this basis, the building would remain a single residential unit and no significant intensification of use would result in terms of vehicles attracted to the site. The existing vehicular access and parking facilities would remain acceptable under these circumstances.

Conclusion

The proposed development accords with both national and local planning policy and there are no material planning matters that indicate against this scheme; as such, planning permission should be granted.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

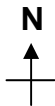
Michael Boniface, Development Officer on 01536 534316

SITE LOCATION PLAN

55 Gotch Road, Barton Seagrave
Application No.: KET/2011/0020



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