

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 21/09/2011</b>	<b>Item No: 5.6</b>
<b>Report Originator</b>	<b>Anne Dew Senior Development Officer</b>	<b>Application No: KET/2011/0495</b>
<b>Wards Affected</b>	<b>Welland</b>	
<b>Location</b>	<b>Springfields, Harborough Road, Braybrooke</b>	
<b>Proposal</b>	<b>Full Application: Single storey front extension</b>	
<b>Applicant</b>	<b>Mr P Ward</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.

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 7, Policies 2 and 16 of The East Midlands Regional Plan, and Policies 9, 13 and 17 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/2010/0109 Change of use of land to form extension of caravan site for stationing of one further touring caravan (resulting in 1 no. mobile homes and 2 no. touring caravans) with associated works (i.e., hard standing, utility building, 4 no. 2.4m high lamp columns) for occupation of 1 no. Gypsy family, together with horse training area. Approved 14 June 2010. A condition was attached to this permission requiring the additional touring caravan permitted and associated sheds, vehicles, materials, utility building and hard surfacing to be removed from the site on 15<sup>th</sup> June 2013.

KET/2009/0049 Change of use of land to residential mobile home for Gypsy Traveller and laying of hard standing. Refused 18.03.2009 Appeal Dismissed 24.11.2009.

KET/2007/0478 Change of use from agriculture to the siting of one residential mobile home and use of existing building as a day room. Refused 05/09/07. on grounds of over concentration of Gypsy sites in Braybrooke Parish and adverse impact on the character and appearance of the open countryside. Appeal Allowed 25.01.2008. The Inspector concluded that the site was an appropriate location for a Gypsy site, would not result in an over concentration of Gypsy sites and its impact on the character and appearance of the countryside was not so harmful to render it unacceptable.

KE/86/0809 Erection of bee keepers store. Approved. (This building was converted into the amenity building under KET/2007/0478).

#### **Site Description**

Officer's site inspection was carried out on 17 August 2011.

The application site lies on the northern side of Harborough Road between the village of Braybrooke to the south east, and the town of Market Harborough to the North West. The site lies within the designated open countryside. A railway line is located to the north east of the site.

The application site comprises one authorised permanent Gypsy site for one mobile home and one caravan and an amenity building. The amenity building is single storey brick built and located adjacent to the north eastern boundary of the site and it is this building which is proposed to be extended. A horse training area also has permanent consent as part of this pitch, however this has not yet been implemented. Land to the south east falls within the ownership of the applicant and comprises an authorised temporary (three year consent) Gypsy pitch for 1 Gypsy family, comprising a touring caravan and amenity building.

The surrounding countryside has an undulating land form with the application site lying within a trough, and therefore the site can clearly be seen from the higher ground when it is approached from Braybrooke. The railway line which is higher

than the natural land level of the site screens to the appeal site from the north. The site is also screened from the north west by mature planting to the site, hedges have also been planted on the south east and south west boundaries so as to soften the appearance of the close boarded fences in place on both boundaries.

### **Proposed Development**

The scheme is for a single storey extension to the existing brick built amenity block which is located in the north western corner of the site. The existing amenity building provides for a small kitchen, shower room and w.c. and the proposed extension will provide for a dining room, a small store room and a larger bathroom. The floor area of the existing day room is 3.05 metres by 4.9 metres and the proposed extension will result in an additional floor area of 3 metres by 4.7 metres. The ridge height of the extensions is subordinate to the height of the existing building being approximately 250mm lower.

### **Any Constraints Affecting The Site**

C Road

## **4.0 Consultation and Customer Impact**

**Braybrooke Parish Council** No observations received to date.

**Neighbours Two** third party representations received. Objection is on the grounds of:-

- Unnecessary doubling of size of the building.
- The day room will effectively be a house apart from bedrooms
- Conditions should have been imposed on original permission to prevent further expansion

## **5.0 Planning Policy**

### **National Policies**

PPS1 Delivering Sustainable Development

PPS3 Housing

PPS7 Sustainable Development in Rural Areas

OPDM Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites  
Communities and Local Government Consultation: Planning for Travellers Sites

### **Development Plan Policies**

#### **East Midlands Regional Plan**

Policy 2 Promoting Better Design

Policy 16 Regional Priorities for Provision for Gypsies, Travellers and Travelling Show People

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

Policy 9 Distribution and Location of Development

Policy 13 General Sustainable Development Principles

Policy 14 Energy Efficiency and Sustainable Construction  
Policy 17 Gypsies and Travellers

### **Local Plan**

Policy 7 Protection of the Open Countryside

## **6.0 Financial/Resource Implications**

None

## **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle of Development
2. Landscape and Appearance
3. Highway Safety
4. Residential Amenity

### **1. Principle of Development**

Policy 17 of the North Northamptonshire Core Spatial Strategy states that where a need is identified for additional accommodation for Gypsies, planning permission may be granted where the site meets the requirements of policy 9 and 13 of the Core Spatial Strategy, it is not within an area designated as environmentally sensitive and is closely linked to an existing settlement with an adequate range of facilities.

The principle of a Gypsy pitch on this site has already been established under planning permission KET/2007/0478 where the Inspector concluded that the site was an appropriate location for a Gypsy site, would not result in an over concentration of Gypsy sites and its impact on the character and appearance of the countryside was not so harmful to render it unacceptable. The site is not located within an area designated as environmentally sensitive and the area proposed for the extension falls within the curtilage of the authorised pitch.

The applicant has submitted a justification statement which states that since the birth of their second child, the existing amenity building does not meet their needs, specifically, there is no room for a family sized dining table, playpen or high chair. In addition, the existing bathroom only has a small shower and there is insufficient space within it to fit a baby bath. It was evident from the site visit that the existing amenity building did not meet the needs of the family. Whilst the proposed extension will almost double the size of the building, the size of the resulting building is not considered to be excessive in size for an amenity building. The resultant amenity building will have a floor area of 29 square metres, which is considered to be of an insufficient size for conversion to a dwelling.

In conclusion the principle of the development is considered to be acceptable. The site is an authorised Gypsy site and the applicants have demonstrated a need for additional accommodation. The scheme is thereby considered to be in accordance with policy 17 of the North Northamptonshire Core Spatial Strategy.

## 2. Landscape and Appearance

Policy 13(h) of the North Northamptonshire Core Spatial Strategy requires that developments be of a high standard of design, architecture and landscaping and respect and enhance the character of its surroundings.

The amenity building the subject of this application was converted from a former bee keepers store under planning permission KET/2007/0478. In the determination of KET/2007/0478 which provided for this conversion and a mobile home, the Inspector included that the impact of the development was not so harmful to the character and appearance of the countryside to render it unacceptable. Since then, a three year temporary consent has also been granted for a further touring caravan and amenity building on the south eastern part of the site.

The proposed extension will project out forward of the existing amenity building towards Harborough Road and a gable end will face towards Harborough Road. The existing amenity building is fully visible from land to the south east of the site as will the extension, however, given the limited size of the extension and resultant amenity building, it is not considered that the resultant building will have any greater significant impact on the character and appearance of the site and surrounding open countryside than the existing building. The extension has been designed to reflect the proportions of the existing building and the ridge height of the extension is subordinate to the existing building being approximately 250mm lower, and the applicant has confirmed that brick work and tiles will match the existing.

In conclusion, subject to a condition requiring materials to match existing, the scheme is considered to be in accordance with the requirements of policy 13(h) of the North Northamptonshire Core Spatial Strategy.

## 3. Highway Safety

Policy 13 of the North Northamptonshire Core Spatial Strategy requires that new development should not have an adverse impact on highway network or prejudice highway safety. The site has an existing vehicular access from Harborough Road. No alterations are proposed to this existing access and the scheme will not result in any intensification of use of this access.

## 4. Residential Amenity

Policy 13(l) of the North Northamptonshire Core Spatial Strategy requires that development does not result in an unacceptable impact on the amenities of neighbouring properties of the wider area by, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking. The proposed extension is located in an isolated location in the open countryside and will have no adverse impact on residential amenity, including the amenity of the occupants of the pitch immediately to the south east of the site.

## **Conclusion**

The proposed extension is considered to be in keeping with local and national policy. The site has a permanent consent as a Gypsy site and the applicant has demonstrated that an extension of the amenity building is required to meet the needs of their family. The design of the extension is acceptable and will not have any significant impact on the character and appearance of the site and surrounding open countryside.

### **Background Papers**

Title of Document:

Date:

Contact Officer:

Anne Dew, Senior Development Officer on 01536 534316

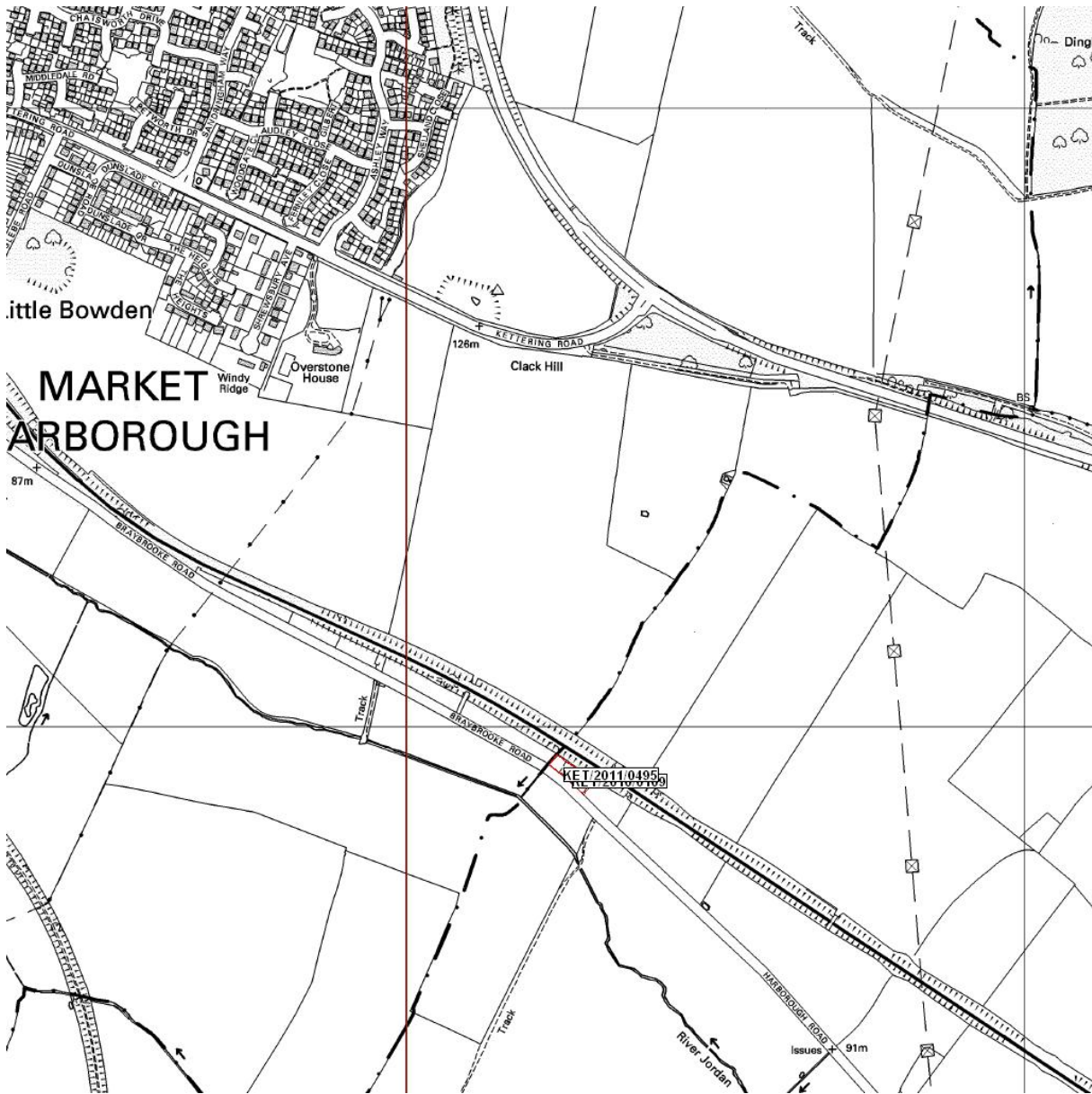
### **Previous Reports/Minutes**

Ref:

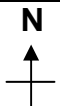
Date:

# SITE LOCATION PLAN

Springfields, Harborough Road, Braybrooke  
Application No.: KET/2011/0495



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