

BOROUGH OF KETTERING

Committee	Full Planning Committee - 06/12/2011	Item No: 5.2
Report Originator	Michael Boniface Development Officer	Application No: KET/2011/0599
Wards Affected	Burton Latimer	
Location	5 Charles Court, Burton Latimer	
Proposal	Full Application: Detached double garage	
Applicant	Mr & Mrs Robinson	

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 dwelling.

REASON: In the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

3. No development shall take place until a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground and finished floor levels has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: To preserve the character of the area and avoid detriment to neighbouring amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Notes (if any) :-

- This planning permission is subject to "pre-commencement" conditions which require details/drawings to be submitted to and approved in writing by the Local Planning Authority before ANY development may lawfully commence. Any development commenced in breach of these "pre-commencement" conditions will be unauthorised, a breach of planning control, and liable to immediate

Enforcement and Stop Notice action.

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

KET/2007/0759 – One dwelling (revised design) on plot 5 (KET/2006/0416) – APPROVED 27/11/2007

KET/2006/0416 – Reserved Matters: 4 houses and 1 dormer bungalow – APPROVED 17/07/2006

KET/2005/0381 – Outline: residential development – APPROVED 13/06/2005

Site Description

Officer's site inspection was carried out on 05/10/2011.

The site comprises a substantial two storey detached dwelling within a modern residential development of similar properties all of which have private vehicular accesses and garages. Further residential properties surround the site. Land levels are consistent within the site although the properties to the west stand at a lower level.

Proposed Development

Detached garage.

Any Constraints Affecting The Site

None.

4.0 Consultation and Customer Impact

Parish/Town Council

Objection as the garage would be sited in the position of soakaways associated with the residential development and the building would be elevated compared with properties in Park Road.

Neighbours

3 letters of objection for the following reasons:

- Height of the garage is intrusive.
- Overdevelopment of the site.
- The main soakaways serving plots 4 and 5 Charles Court and the gully from the estate road lies beneath the proposed development. The development is therefore likely to result in flooding. Pipework should remain accessible.
- Proposal does not comply with original building plans.
- Adverse impact on view from rear windows.
- Loss of light.
- Would devalue neighbouring property.
- Garage is not needed as the property already has one.

5.0 Planning Policy

National Policies

PPS1 – Delivering Sustainable Development

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. Principle of Development;
2. Design, Character and Appearance;
3. Amenity;
4. Highways and Parking;
5. Other Matters.

1. Principle of Development

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

2. Design, Character and Appearance

The proposed garage would be located in the south west corner of the site between the principal building and the neighbouring bungalow. The garage building would be typical in appearance presenting a square footprint under a shallow pitched hipped roof. It would be constructed from materials matching that of the existing dwelling and incorporate similar brick detailing so as to achieve an appropriate visual relationship.

The building would occupy an existing area of garden land which is surrounded by a 1.8m close boarded fence. Although its addition would erode the openness in this part of the site, an appropriate separation would be maintained between the neighbouring property similar to that of other plots within the development. The building would be modest in scale and would not result in a cramped or overdeveloped appearance.

3. Amenity

The proposed garage would be located between the flank wall of the principal building and that of the neighbouring bungalow, neither of which are fenestrated. The scale and siting are such that no adverse impact would result in terms of overshadowing or overbearing impact. Furthermore, the existing boundary treatments are sufficient to maintain neighbouring privacy.

Concerns have been raised by neighbours to the rear of the site in Park Road due to the higher ground levels within the site. No details of the finished floor levels have been provided however the site is relatively flat and I would not anticipate any need for raised levels as part of the scheme. A condition should be used to secure details of the proposed levels to ensure an appropriate relationship with the neighbouring properties. Although ground levels are higher within the site than the neighbouring properties, the building would be well removed (approximately 12m) and the scale and mass of the building are such that no significant detriment would result. A small amount of overshadowing may impact the rear gardens associated with properties in Park Road early in the morning however this would be for a short period only given the daily path of the sun.

4. Highways and Parking

Although the proposed extension would increase the size of the dwelling, the property would remain a single planning unit and the increase in size would not significantly increase the intensity of traffic attracted to the site. The existing vehicular access would be retained and the driveway extended to accommodate access to the proposed garage. It is unclear whether the applicant intends to retain the existing garage in addition to that now proposed as conversion of the existing would be permitted development (not requiring express consent from the Local Planning Authority). Whilst retention of both garages is likely to result in an overprovision of parking contrary to the objectives of PPG13 which seeks to reduce the reliance on private motor vehicles in favour of more sustainable modes of travel, the parking level is not considered so excessive as to warrant the refusal of planning permission in this instance.

5. Other Matters

Concerns have been raised that the garage would be sited on existing soakaways associated with the development. In fact, each property within the development is served by its own soakaways within their plots. The soakaway approved in relation to the property in question is in fact located in the north west corner of the site and would therefore be unaffected by the development. Some foul drainage infrastructure may be located in the vicinity of the site however access to this private infrastructure remains the responsibility of the land owner and could be facilitated in construction of the scheme. The applicant will be asked to do so.

Impacts on private views, querying the need for an additional garage and potential devaluation of a neighbouring property are not material planning matters.

Conclusion

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

Background Papers

Title of Document:

Date:

Contact Officer:

Michael Boniface, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

SITE LOCATION PLAN

5 Charles Court, Burton Latimer
Application No.: KET/2011/0599



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