

BOROUGH OF KETTERING

Committee	Full Planning Committee - 06/12/2011	Item No: 5.3
Report Originator	William Agroh Development Officer	Application No: KET/2011/0658
Wards Affected	Barton	
Location	10 Orton Road, Barton Seagrave	
Proposal	Full Application: Replacement garage	
Applicant	Mr B Cole	

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

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 Policy13 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 Statement 1, Policy 2 of The East Midlands Regional Plan, Policy13 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

None relevant

Site Description

Officer's site inspection was carried out on 16/11/2011

Orton Road is a residential street located within an established residential area at the south western part of Barton Seagrave. The street scene is characterised by a mixed of two storey semi-detached and single storey semi-detached dwellings built around the 70s and 80s.

Looked at from the west side of Orton Road, the subject dwelling is the right hand of the pair of two-storey semi-detached dwellings set back from the road. It features puff bricks and tiled roof. There is currently a single storey flat roofed garage attached to the subject dwelling measuring 2.2m high and 10.2m deep. No.8 Orton Road (the adjoining property to the north) features a single storey rear extension and an outbuilding further back along the shared boundary with the application site.

The gable end of No.8 Orton Road includes two first floor windows (not affected by the proposal) and ground floor kitchen windows and a door serving a kitchen.

Proposed Development

It is proposed to demolish the existing flat roofed garage and replace with a single storey side and rear extension close to the boundary with No.8 Orton Road.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Parish/Town Council- None received

Neighbours-A letter of objection was received from occupants of No 8 Orton Road objection to the proposal on grounds of loss of light, overbearing impact and impact on the character of the area. These issues have been addressed under section 7 of this report.

5.0 Planning Policy

National Policies

PPS1-Delevering Sustainable Development

Development Plan Policies

East Midlands Regional Plan

Policy2- Promoting Better Design

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:-

- Principle of Development
- Street Scene/Character
- Residential; Amenity.

1. Principle

Policy13 of the CSS sets out the principles of sustainable development which seek among others to raise standards and protect assets. The proposed extension is considered to be in line with the shared principles applicable within established residential areas like Orton Road. The proposed extension is therefore considered acceptable subject to its impact on amenity and on the street scene been acceptable.

2. Street Scene/character.

Policy 13 states that development should be of a high standard of design and enhance and protect the character of its surroundings.

The proposed single storey extension will feature a width of 4.6m, an eaves height of 2.2m, and a depth of 10.2m with a pitched roof.

Given its size and bulk in relation to the existing dwelling, it will appear subordinate to the existing dwelling. Orton Street and its surroundings currently feature varied properties with varied extensions to the side and rear. It is therefore considered that, provided the materials are conditioned to match the existing, the extension will not have a harmful impact on the appearance of the existing building neither will it constitute an incongruous feature on the street scene.

Occupants of no. 8 Orton Road raised concerns about the possible overbearing impact of the proposed extension on them. In response, it is considered that given the fact that the roof will be hipped away from the shared

boundary with No8; any potential overbearing impact will not be materially harmful.

3. Residential Amenity

Among other things the aim of policy 13 of the CSS is to protect assets by ensuring that developments do not result in unacceptable impact on the amenities of neighbouring properties by reason of loss of light and overlooking,

The extension is single storey and will feature no windows to the side. It will therefore not have any impact on the privacy of neighbouring occupants through overlooking.

The proposals main impact is in relation to the kitchen windows on the ground floor of no.8 Orton Road. However, these are affected by the present garage. Due to it size, shape and location, any loss of light from the replacement garage will not be materially different. Also, No. 8 features secondary windows facing west and provide additional source of light into the kitchen. It is considered therefore that the proposal will not have any significantly adverse impact on the light enjoyed by neighbouring occupants in No.8

Conclusion

The proposal accords with the development plan and there are no other material considerations that indicate otherwise. It is therefore recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

William Agroh, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

SITE LOCATION PLAN

10 Orton Road, Barton Seagrave
Application No.: KET/2011/0658



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