

BOROUGH OF KETTERING

Committee	Full Planning Committee - 31/01/2012	Item No: 5.4
Report Originator	Alan Davies Assistant Development Officer	Application No: KET/2011/0684
Wards Affected	Slade	
Location	1 Rectory Gardens, Broughton	
Proposal	Full Application: Replacement of 2 garage doors with 2 floor-to-ceiling windows	
Applicant	Mrs T Fisher	

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. 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 alterations to the garage openings permitted by Schedule 2, Part 1 Class A shall be made without express permission of the Local Planning Authority.

REASON: To protect the character and appearance of the application property in accordance with the design objectives of PPS1: Delivering Sustainable Development.

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 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/2011/0708 – Lawful Development Certificate: Part-time use of the double garage by a resident of the property for the purposes of providing hairdressing services to a total of no more than 6 clients per day, between the times of 09:00 - 15:00, Tuesdays to Saturdays only. Granted 03/01/2012.

ENFO/2011/00220 - Removal of garage doors and subsequent replacement with two floor-to-ceiling double-glazed windows. Closed.

KET/2008/0320 - 1 no. detached dwelling. Approved with conditions 03/06/2008. (This permission relates to 4 Rectory Gardens).

KET/2007/1076 - 1 no. detached dwelling. Approved with conditions 16/01/2008. (This permission relates to 2 Rectory Gardens).

KET/2007/1044 - 1 no. detached dwelling. Approved with conditions 21/12/2007. (This permission relates to 1 Rectory Gardens).

KET/2006/0029 - Erection of three detached dwellings. Approved 06/03/2006.

Site Description

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

The application site is one of three modern two storey ironstone detached dwellings which form a small cul-de-sac to the east of St Andrew's Church. The property has double-glazed stained timber windows and doors and to the left of the principal elevation is a double garage with two modern wood-effect uPVC doors. In front of the double garage is a gravel driveway with sufficient parking space for approximately six vehicles.

Proposed Development

It is proposed to remove the two modern wood-effect uPVC garage doors and replace them with two wood-effect uPVC windows of the same proportions. The window on the right hand side will have a glazed door. The left window will have six sections, three created by small fanlights above the main windows. The window on the right will have four sections and the glazed door.

Any Constraints Affecting the Site

Conditions 3, 4 and 11 of KET/2007/1044 require planning permission to be submitted in order to make alterations to the external appearance of the property, including the alteration of the two garage doors.

4.0 Consultation and Customer Impact

Parish/Town Council

An objection to the proposal has been made by the Parish Council, but the

reason given does not represent a material planning consideration in respect of this proposal.

Neighbours

Three objections against the proposal have been received. All three of the proposals refer to the design of the windows as being out of character with the area and having the appearance of a shop front.

5.0 Planning Policy

National Policies

PPS1. Delivering Sustainable Development
PPS5. Planning for 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
3. Residential amenity

1. Principle of development

Planning permission for an ironstone detached dwelling was granted in 2007 by application KET/2007/1044. The application had three restrictive conditions which require planning permission to be applied for should the owners or occupants of the building wish to alter the fenestration, including the two mock-timber uPVC garage doors. The justification for this is due to the proximity of this property to St Andrew's Church, a Grade II* listed building. Therefore, the ability to alter the fenestration by the owners or occupants of the property has not been removed in perpetuity, but planning permission is required in order to do so. Section 38 of the Planning and Compulsory Purchase Act 2004 allows for such proposals, provided that they accord with the development plan.

The relevant policy within the development plan in relation to this proposal is Policy 13 of the North Northamptonshire Core Spatial Strategy. Consideration as to the design of the proposal must also be given as required by national planning policy PPS1: Delivering Sustainable Development. This proposal is considered to satisfy the aims and objectives of both policies and there are no

other design policies at a national planning policy level of within the development plan that serve as a material planning consideration and would indicate against this proposal. Further consideration of the proposal is discussed in the subsequent two sections of this report.

2. Design, character and appearance

The design of the three modern ironstone properties complements the historic setting of the Grade II* setting of the church to the west and seeks to reference the dominant historic building materials prevalent within the wider area, namely ironstone, slate and timber. As a result the application property is well designed and is appropriate within its setting. However, the proposed alteration to the garage is not visible from the curtilage of the listed church whatsoever and as the development will be in a cul-de-sac accessed from a private drive it will have no visual impact upon Gate Lane, the closest public area to the property.

If one aspect of the design could be considered to be out of character with its surroundings it would be the wood-effect uPVC garage doors, which will be replaced by floor-to-ceiling wood-effect uPVC double-glazed windows. Whilst obviously modern, and introducing a glazed area far greater than anywhere else on the existing building, the two proposed windows will not detract from the overall character or appearance of the property by virtue of the use of wood-effect uPVC frames which match the existing fenestration on the dwelling.

1, 2 and 4 Rectory Gardens were built under separate planning permissions (KET/2007/1044, KET/2007/1076 and KET/2008/0320) and each planning permission required the doors and windows to be constructed of timber. Details were submitted to discharge the relevant conditions and the information provided was considered to be appropriate at that time, allowing the materials conditions to be discharged. All three properties had timber-effect uPVC garage doors installed to allow for doors that appear appropriate within this location. Therefore the introduction of timber-effect uPVC as a result of this proposal is not restricted to this particular property, as the other two dwellings within the cul-de-sac also have examples of timber-effect uPVC, although as with this property only on the garage opening. Therefore the material is not considered to be out of character in this location when used for the garage openings.

Three objections have been received from neighbours which identify that the proposed windows are contrary to the character of the host property and would appear like shop front windows. Whilst this is an accurate observation and is a material planning consideration it has to be remembered that the property itself is not listed, does not fall within a Conservation Area and has no other heritage asset designation placed upon it which would justify the refusal of this application. The objectors are correct in asserting that the windows would appear far larger than the other windows on the property, but the design and appearance of the windows would not detrimentally impact the overall appearance of the property or the wider area. It is therefore considered that this proposal satisfies the design considerations within PPS1 and Policy 13 of the North Northamptonshire Core Spatial Strategy, as it is design appropriate

within its context.

As mentioned previously the application site is not a designated heritage asset as it is not in a Conservation Area, is not listed and does not form a pre-1947 structure in the curtilage of a listed building. The closest heritage asset is St Andrew's Church and Policy HE10.1 of PPS5 requires local authorities to consider the impact upon the historic setting of such buildings. This proposal is considered not to be contrary to Policy HE10.1, as the development of 2 and 4 Rectory Gardens create a visual and physical barrier between the application site and the listed church. Therefore the proposal will have no visual impact upon the setting of the church whatsoever and thus the proposal complies with Policy 10.1 of PPS5.

3. Residential amenity

Two objections from neighbouring residents and one from the Parish Council have been received that relate to the intended use of the garage and the level of traffic that will be generated. The use of the garage is the subject of a separate application for a Lawful Development Certificate (KET/2011/0708). The use of the garage by one resident of the property to provide part-time hairdressing services was determined to be at a level that did not constitute a material change of use and therefore a certificate was issued. Therefore, as the alteration of the existing garage doors to double-glazed windows can only be considered against the impact upon the structure and not the local highway network, as these objections refer to, they are not a material planning consideration when determining this particular proposal.

The proposed glazing will create two large glazed windows at the front of the property. This will not enable the residents of 1 Rectory Gardens to overlook any of the neighbouring properties any more so than at present. The objections received have also raised the concern that it will be possible to see into the garage as a result of this proposal. This is the same effect as any domestic window would allow and therefore it is not considered to be a justified reason to refuse the proposal. It is therefore considered to accord with Policy 13 of the North Northamptonshire Core Spatial Strategy, as it will not have a detrimental impact upon the amenity of neighbouring residents.

Conclusion

The proposal accords with national and local planning policy, it is appropriately designed to reflect the style and appearance of the modern property in which it will sit and it will not have a detrimental impact upon the amenity of neighbouring residents. It is therefore recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Alan Davies, Assistant Development Officer on 01536
534316

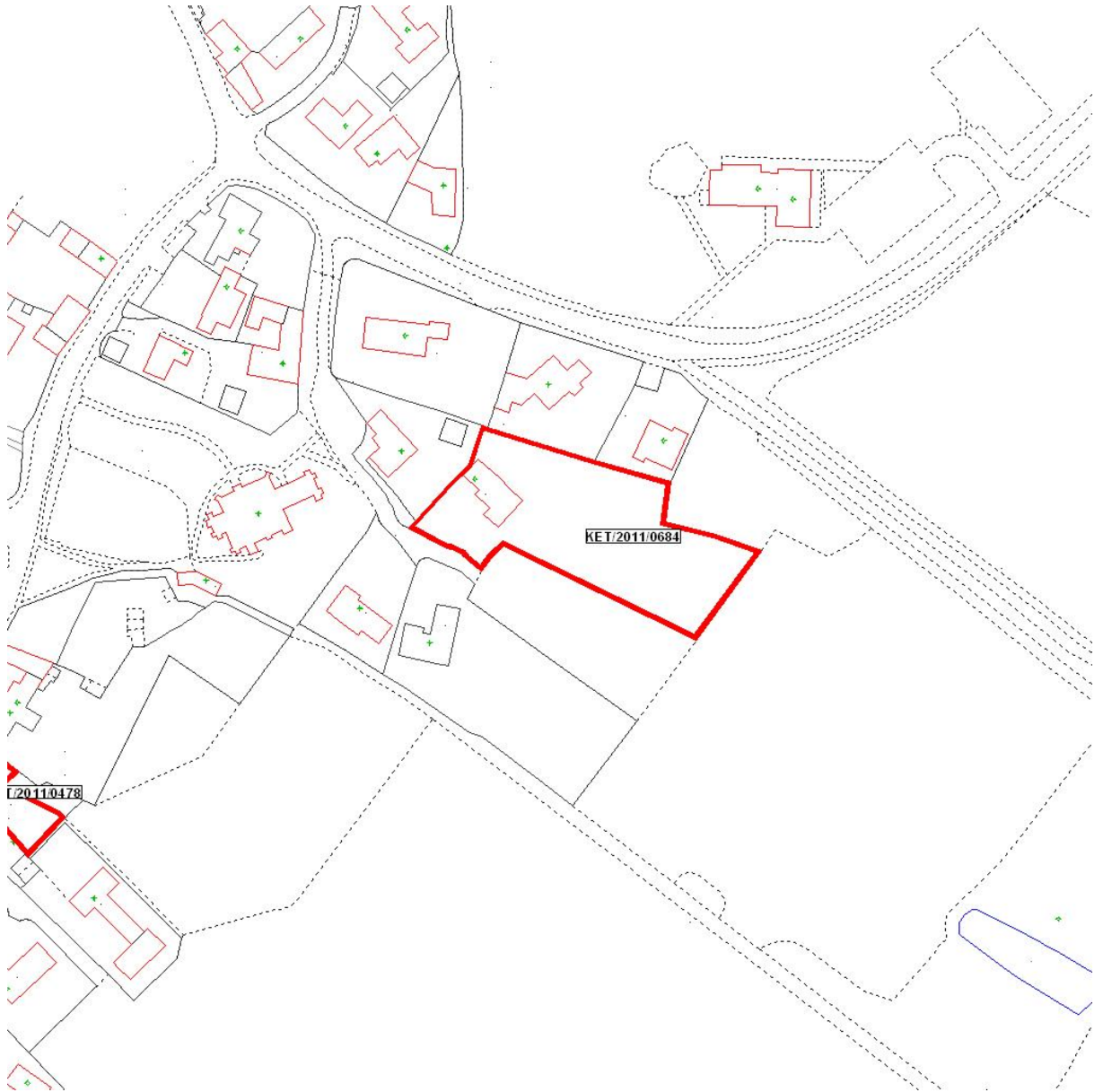
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SITE LOCATION PLAN

1 Rectory Gardens, Broughton
Application No.: KET/2011/0684



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