

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 27/03/2012</b>	<b>Item No: 5.9</b>
<b>Report Originator</b>	<b>Alan Davies Assistant Development Officer</b>	<b>Application No: KET/2012/0014</b>
<b>Wards Affected</b>	<b>Desborough St. Giles</b>	
<b>Location</b>	<b>106 Dunkirk Avenue, Desborough</b>	
<b>Proposal</b>	<b>Full Application: Single storey side and rear extension</b>	
<b>Applicant</b>	<b>Mr I Neale</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.

3. 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 or C shall be made in the east or west elevations or roof planes of the extension hereby approved.

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) :-

- The applicant is reminded that the installation of timber decking or a similar raised platform to the rear elevation of the single storey extension may require planning permission under the Town and Country Planning Act 1990. The applicant is advised to contact Development Services in this regard.

### **Justification for Granting Planning Permission**

The proposal is in accordance with national and local policies as set out in Planning Policy Statement 1, Policy 13 of the North Northamptonshire Core Spatial Strategy and Policy 35 of the Local Plan for Kettering Borough. There are no material considerations that indicate against the proposal.

## **Officers Report**

### **3.0 Information**

#### **Relevant Planning History**

KET/2010/0816 – Single storey rear extension. Refused 15/02/2011.

KET/1994/0510 – Two storey rear extension and single storey front extension. Approved 30/09/1994.

#### **Site Description**

Officer's site inspection was carried out on 16/01/2012.

The application property lies on the southern side of Dunkirk Avenue, Desborough, a long residential street which runs from the east of the town centre in an easterly direction towards the outskirts of the town. It is characterised by large detached and semi-detached properties, many of which were constructed in the second half of the twentieth century. There is no single definable character, but the majority are two storey brick or rendered properties. The application property itself is a detached dwelling which has been altered in the past. It is a two storey dwelling, but the loft has been converted and two small windows have been added to the rear elevation at second floor level allowing the owner to convert the loft. At the front of the property there is an integral garage and porch. The external elevations of the dwelling are faced with pebbledash and red brick.

#### **Proposed Development**

It is proposed to add a single storey extension to the rear of the dwelling and continue this extension with a long, narrow lean-to type extension on the eastern elevation of the property. The extension will measure 4 metres to the ridge and will be on the eastern side of the rear elevation. It will span just less than 7 metres and will be located 3 metres from the boundary with 104 Dunkirk Avenue. The side extension element will retain a gap of 1 metre from the boundary with 108 Dunkirk Avenue. The proposed materials will match the existing dwelling. At the front of the dwelling the existing garage will be converted into a lounge.

#### **Any Constraints Affecting the Site**

None.

### **4.0 Consultation and Customer Impact**

#### **Town Council**

Object as the application is overdevelopment. It is already a substantial 5 bedroom house with a 2 storey rear extension. There are serious implications about shoring up the new wall dangerously close to the neighbour at no. 108.

#### **Neighbours**

Two objections have been received from neighbouring residents which relate to loss of light and an overbearing impact to the rear of the neighbouring

properties either side of the application property.

## **5.0 Planning Policy**

### **National Policies**

PPS1. Delivering Sustainable Development

### **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. Residential amenity
3. Design, character and appearance

### **1. Principle of development**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan consists of all local planning policies applicable to a particular application and in this case it is policy 13 of the North Northamptonshire Core Spatial Strategy, which seeks to protect the amenity of neighbouring residents in terms of loss of light, overbearing impact, loss of privacy and increased pollution. This proposal has been carefully considered against these criteria and it has been concluded that this proposal accords with policy 13 of the North Northamptonshire Core Spatial Strategy. There is also a requirement for local planning authorities to take account of guidance included in national planning statements and national planning guidance. PPS1, Delivering Sustainable Development, is the relevant national planning policy advises development should be designed to be appropriate within its context. Again, this proposal satisfies this particular policy and the following two sections of the report give further detail.

### **2. Residential amenity**

The proposed extension to 106 Dunkirk Avenue has two distinct elements. The first element is a single storey pitched-roof rear extension. The second element is a long, linear, lean-to type extension which will run alongside the east elevation of the rear extension and the east elevation (side) of the existing dwelling. This is a distinctly different proposal to that refused under application KET/2010/0816 as it projects far less from the existing rear elevation and it does not include any development within 3 metres of the boundary of 104

Dunkirk Avenue. The rear extension proposed is to the right side of the rear elevation and as a result there is a clearance distance of 3 metres between the boundary fence and the side (west) elevation of the proposed extension. This will allow for sufficient clearance distance between the application property and the neighbouring dwelling to the west, 104 Dunkirk Avenue, thereby preventing any loss of light for the occupants of 104 Dunkirk Avenue. There are no windows proposed on the west elevation and therefore there will be no overlooking of the rear garden of 104 Dunkirk Avenue and the single storey nature of the extension, with an eaves height of 3 metres and a ridge height of 4 metres, will not have an overbearing impact upon 104 Dunkirk Avenue whatsoever.

It is proposed that the extension will be focused on the right side of the rear elevation of 106 Dunkirk Avenue, which will result in a greater impact upon the occupants of 108 Dunkirk Avenue than any of the other surrounding properties. As a result of the two elements the occupants of 108 Dunkirk Avenue will experience a small loss of light in the late afternoon/early evening through an obscure glazed high level window on the west elevation of a rear extension/conservatory. However, this room is not the principal window to the rear extension of 108 Dunkirk Avenue. By virtue of the large windows on the south elevation, which overlook the garden of 108 Dunkirk Avenue, this room is a very bright and airy room. Due to the level of glazing in this structure it is considered that a small loss of light in the late afternoon/evening through the high level window would not result in an impact that would be detrimental to the occupants of 108 Dunkirk Avenue. The proposed side elevation of the extension incorporates a hipped roof and there is no fenestration close to the neighbour's rear extension, preventing any overlooking or potential for an overbearing impact. The proposal 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.

The alteration to the garage to create a new lounge will not have any impact upon residential amenity whatsoever. It will result in the loss of an existing garage space, but this will not have any impact upon parking as there is sufficient space for the parking of two cars clear of the highway on the driveway of the property. Therefore the loss of the garage will not affect the amenity of neighbouring residents.

### 3. Design, character and appearance

The proposed extension will have very little impact upon the front elevation of the property and therefore will be virtually unnoticeable within the public realm. The side extension will extend to the east by 1 metre and so will appear as a small lean-to when viewed from Dunkirk Avenue. It will not appear out of character whatsoever. The conversion of the garage will not threaten the character or appearance of the property either. To the rear of the dwelling the rear extension is considered to be an acceptable scale and mass, as it will only project 4.5 metres from the rear elevation. Whilst it is nearly 7 metres wide it does not span the whole of the rear elevation and both the eaves and ridge height of the extension, at 3 metres and 4 metres respectively, are of a scale appropriate for a dwelling of this size. Therefore the design of the proposal

meets the criteria of policy 13 of the North Northamptonshire Core Spatial Strategy and follows guidance in national planning policy PPS1.

Matters referred to in the letters of objection, such as the impact upon the foundations of 108 Dunkirk Avenue as a result of this proposal, are not material planning considerations and therefore have not been referred to.

### **Conclusion**

The proposal accords with national and local planning policy, will not have a detrimental impact upon the amenity of neighbouring residents and is designed in a manner appropriate for its location. It is therefore recommended for approval.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

Alan Davies, Assistant Development Officer on 01536  
534316

#### **Previous Reports/Minutes**

Ref:

Date:

## SITE LOCATION PLAN

106 Dunkirk Avenue, Desborough  
Application No.: KET/2012/0014



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