

BOROUGH OF KETTERING

Committee	Full Planning Committee - 27/03/2012	Item No: 5.11
Report Originator	Alison Riches Development Officer	Application No: KET/2012/0053
Wards Affected	Brambleside	
Location	5 Bramble Close, Kettering	
Proposal	Full Application: First floor rear and single storey side and front extensions	
Applicant	Mr A Marlow	

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. The high level window at first floor level on the north elevation shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining property at No.7 Bramble Close and to prevent overlooking in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

4. 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 Class A shall be made at first floor level in the north and south elevations of the building.

REASON: To protect the amenity and privacy of the occupiers of the adjoining properties at Nos.3 and 7 Bramble Close in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Notes (if any) :-

- This permission does not convey any legal or civil right to undertake works that affect land or premises outside of the applicant's control. Care should be taken upon commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and roof overhang will encroach on, under or over adjoining land without the consent of the adjoining land owner.

The applicant is reminded of the provisions of the Party Wall etc Act 1996 which may require notification of the works hereby permitted to all affected neighbours. More detailed information regarding the provisions of 'The Act' should be obtained from an appropriately qualified professional with knowledge of party wall matters.

Justification for Granting Planning Permission

The proposal is in accordance with national and local policies as set out in Planning Policy Statement 1, Planning Policy Guidance Note 13 and Policy 13 of the North Northamptonshire Core Spatial Strategy. The issue relating to loss of light is a material planning consideration and, in reaching the decision to approve the proposal, has been carefully weighed against all relevant policy considerations.

Officers Report

3.0 Information

Relevant Planning History

None.

Site Description

Officer's site inspection was carried out on 01/02/2012 to the application site and on 12/03/2012 to the neighbouring property at No.3.

The application site is located at the northeast end of Kettering in an established housing estate known as Brambleside, built in the late 1960s.

The application property is a detached two-storey buff brick dwellinghouse with a concrete tile gable roof, with the ridge orientated east to west. The front elevation faces west and has white shiplap panelling between the ground floor windows and the soffit and fascia boards. All windows and doors have been replaced with white PVCu and the fenestration at both ground and first floor level has a horizontal emphasis.

From north to south, the dwellinghouses on the east side of Bramble Close have a staggered building line with the property to the south set back further than its northern neighbour. All front gardens on the east of Bramble Close are open plan, laid to lawn and with no boundary treatment. Each property has a driveway to its north which leads to a garage in some of the properties. The rear garden of the application site is surrounded on all sides by 1.8 metre high wooden panel fencing, some of which has climbing plants covering it.

Surrounding properties form part of the same development and have the same style and design.

Proposed Development

The proposal is for a two-storey east (rear) extension and single storey extensions to the north (side) and west (front). The proposed rear extension will add a first floor to the existing single storey rear extension but will not extend its length further east.

Any Constraints Affecting the Site

None.

4.0 Consultation and Customer Impact

Neighbours

3 Bramble Close

- **Objection.**
- The new building will cut out to a large degree the light into the kitchen and landing windows.
- It will cast a shadow over the back garden particularly late in the afternoon.

- Occupier suffers from Glaucoma and needs as much light as possible.

Further **objections** received from this neighbour:

- Overbearing on property.
- Overlooked from bedroom.
- Invading privacy.
- Overshadows garden.
- Cuts light to kitchen and landing windows.
- Request site visit.

5.0 Planning Policy

National Policies

PPG13. Transport

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. The principle of development.
2. The effect of the proposals on the character and appearance of the existing dwellinghouse, surrounding development and the wider street scene.
3. The effect of the proposals on the living conditions of residents either side/nearby.
4. The effect of the proposals on parking and highway safety.
5. Other issues raised by the proposal.

The Principle of Development

The application site is in an established residential area to the northeast of Kettering Town Centre. Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and parking and highway safety. The principle of development for this proposal is therefore established subject to the satisfaction of relevant development plan policies.

Character and Appearance

The single storey front extension will be visible from the public realm, the single storey side extension will be partially visible, and the two-storey rear extension

will not be visible from the public realm. The proposals have been designed to reflect the roof pitch, proportions and fenestration of the existing dwellinghouse and provided the materials match those on the existing dwellinghouse, they will reflect the character and appearance of the existing dwellinghouse and not have an adverse impact on the surrounding development and the wider street scene. As such this complies with policy 13(h) of the North Northamptonshire Core Spatial Strategy which requires new development to reflect the character of its surroundings.

Residential Amenity

The front and side elevations will have no adverse impact on the amenities of surrounding occupiers as they are single storey and located such that the proposed front extension is in line with No.7 Bramble Close to the north, and the proposed side extension follows the line of the existing two-storey dwellinghouse, thereby having no impact on the existing circumstances.

The proposed two-storey rear extension will add a first floor to the existing single storey rear extension at the application site but will not extend it further east than the 2.5 metres of the existing addition. The proposed two-storey element will therefore finish in line with the existing single storey rear extension which is approximately in line with the rear elevation of the neighbouring dwellinghouse to the south at No.3 Bramble Close.

Objections have been received from the neighbours at No.3 Bramble Close that the proposed two-storey rear extension will lead to a loss of light to a first floor landing window, ground floor kitchen door of their dwellinghouse, cast shadows over the garden, and be overbearing and overlook their garden from the proposed bedroom windows.

As the application site is to the north of the neighbours at No.3, the proposed extensions by virtue of their orientation and the path of the sun will not cast any shadows on the garden of these neighbours.

With respect to the location of the proposed bedroom windows, the rear elevation of the proposal will be in line with the rear elevation of the neighbours at No.3 and will lead to no more intervisibility between these two sets of neighbours than is already experienced. A condition will be added to prevent further openings at first floor level in both north and south elevations to ensure no subsequent intervisibility can occur.

With respect to the affected landing window and kitchen door, their siting in the north elevation of No.3 means the occupiers already experience lower light levels to these windows due to their orientation in relation to the path of the sun, in addition to the location of the original dwellinghouse at the application site.

The application site already has an existing single storey rear extension, built out under a planning permission granted by the Town and Country Planning (General Permitted Development) Order 1995, as amended. From the neighbours at No.3 the flank dwellinghouse wall of the application site and the

existing single storey extension are visible through the kitchen door, which is half glazed with obscure glass.

As there are already existing buildings at ground floor level, it is considered that the addition of a first floor in this location, will not significantly decrease the lower light levels experienced by the north facing aspect of the kitchen door. In addition, there is a reasonably sized east facing kitchen window which provides sufficient levels of daylight and sunlight to this relatively small room, an arrangement that will not be impacted by the proposed development.

With respect to the first floor landing window at No.3, the proposed building works will be viewed from this window. However, it is considered the lower light levels already experienced through this window will not be significantly decreased by the proposal because the applicants dwellinghouse is 2.5 metres to the north of this window, landings are not habitable rooms but passing places, the landing window is orientated in a north facing wall, and the proposed extension will extend no further eastwards than the existing 2.5 metre single storey rear extension.

Had the proposed extension been longer than the existing 2.5 metres of the single storey addition and the gap between the existing dwellinghouses been less than 2.5 metres, it may have been considered that a first floor extension in this location would have impacted more significantly on the light through the landing window in particular.

However, overall, due to the space between the two properties and the existing north facing windows in the neighbouring dwellinghouse at No.3, it is considered the proposed first floor extension will not have a significantly adverse impact on loss of light to these neighbours, over and above that which they already experience as a result of the orientation of their dwellinghouse in relation to the path of the sun.

The neighbours to the north of the application site at No.7 Bramble Close could arguably be more adversely impacted by the resultant two-storey rear extension than the neighbours to the south at No.3; however, no comments have been received by the occupiers of No.7.

It is considered the distance between the two properties at 2.5 metres, together with the fact that the highest point of the application site roof is the east-west ridge over which daylight and sunlight can enter the rear garden at No.7, will not lead to any more of an adverse impact in terms of loss of amenity, over and above that already experienced by these neighbours due to the siting of the existing dwellinghouse at the application site.

As such, it is considered that there are no significant adverse impacts on the amenities of neighbours either side of the proposals and, subject to the addition of a condition preventing further openings at first floor level in both the north and south elevations, the submitted scheme complies with policy 13(l) of the North Northamptonshire Core Spatial Strategy which requires new development not to result in an unacceptable impact on the amenities of

neighbouring properties.

Parking and Highway Safety

The application site has a 2.5 metre wide driveway along the northern edge of the site which, when the proposed extensions are built will provide sufficient space for the parking of a vehicle clear of the highway. In Bramble Close, there is evidence of on-street parking by other residents and it is considered there is sufficient to space to accommodate a second vehicle from the application site.

Planning Policy Guidance Note 13: Transport does not provide limits for parking spaces for residential dwellings and it is considered that the retained parking at the site, together with the on-street facilities are such that the proposals will not adversely impact on the highway network or prejudice highway safety. This complies with policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy which requires new development to provide for parking and not adversely impact the highway network or prejudice highway safety.

Other Issues raised by the Proposal

Another issue raised by the objectors at No.3 Bramble Close was the personal circumstances of one of the occupiers in relation to their requirement for light.

Neighbours personal circumstances are not a material planning consideration.

Conclusion

The proposals will not significantly adversely impact on the amenities of adjacent neighbours by virtue of loss of light to their properties. As such, the proposals are in compliance with policies in the Development Plan and the submitted scheme is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Alison Riches, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

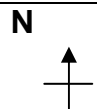
Date:

SITE LOCATION PLAN

5 Bramble Close, Kettering
Application No.: KET/2012/0053



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