

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 27/03/2012</b>	<b>Item No: 5.13</b>
<b>Report Originator</b>	<b>Louise Haggan-Craig Development Officer</b>	<b>Application No: KET/2012/0104</b>
<b>Wards Affected</b>	<b>Slade</b>	
<b>Location</b>	<b>27 Kettering Road, Broughton</b>	
<b>Proposal</b>	<b>Full Application: Basement and ground floor extension to rear</b>	
<b>Applicant</b>	<b>Mr &amp; Mrs M Hillery</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. Prior to first use the new window to the w.c. on the side elevation of the basement extension shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the occupier in accordance with Policy 13 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 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**

No relevant planning history

#### **Site Description**

Officer's site inspection was carried out on 8<sup>th</sup> March 2012.

This application site is situated to the north side of Broughton Village. The side of the application property faces directly onto Kettering Road but its principal elevation fronts onto the private drive from which it is accessed. As such the submitted proposal is to the rear of the site when viewed from Kettering Road but is defined as a side extension in relation to the principal elevation. The property is an attractive red brick Victorian style property with large windows and fenestration details including stone heads, ridge tiles, cill details and black rainwater goods. The topography of the site declines from west to east and the property comprises a small garden located to the side of the principal elevation. Due to the change in land levels, the site is surrounded by a retaining wall along its boundary and the garden is accessed by steps.

#### **Proposed Development**

The application is for the development of a basement and ground floor extension to extend an existing basement office and provide an art studio on the ground floor of the property above the basement. The ground floor extension is approximately 13 square metres and the basement extension 20 square metres approximately. Currently the existing basement accommodation comprises a footprint of 13 square metres.

#### **Any Constraints Affecting The Site**

None.

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

#### **Broughton Parish Council**

No comments received to date.

#### **Neighbours**

Objection letter received 1<sup>st</sup> March 2012.

Object on the following grounds:

- The application is for a side extension not a rear extension as described in the submission.
- The extension is out of character with the Victorian house.
- The site has already been developed to its full potential.
- The application is at a higher level due to the topography of the land and as such the proposed extension would face directly into the windows of our property and result in a loss of privacy.
- The height of the roof would overshadow our property leading to loss of light.

- It would affect parking and access.

## **5.0 Planning Policy**

### **National Policies**

PPS1 – Delivering Sustainable Development

### **Development Plan Policies**

#### **East Midlands Regional Plan**

Policy 2 – Promoting Better Design

#### **North Northamptonshire Core Spatial Strategy**

Policy 13 – General Sustainable Development Principles

#### **Local Plan**

RA3. Rural Area: Restricted Infill Villages

## **6.0 Financial/Resource Implications**

None.

## **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle
2. Design and Character
3. Amenity
4. Parking and Access

### **1. Principle**

Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of householder development provided the proposals do not result in adverse impacts upon highway safety, character, appearance and residential amenity. Therefore, subject to the satisfaction of Development Plan criteria the principle of development is acceptable.

### **2. Design and Character**

The proposed extension is designed to replicate the existing features of the main house with sash style windows, ridge tiles and matching brickwork. Its position within the street scene means that the extension is not overly dominant when viewed from Kettering Road and the basement extension will be well shielded by the existing boundary treatment on site and the topography of the land which results in the rear of the site being on a lower level when compared to the frontage facing onto Kettering Road. As a result, it is considered that the design and appearance of the extension does not adversely impact upon the existing character of the property and will respect the overall design. As such it is considered to accord with Policy 13 of the North Northamptonshire Core Spatial Strategy.

### 3. Amenity

A letter of objection has been received from a neighbouring property which expresses concern about amenity issues with respect to loss of privacy and loss of light. Although these are material considerations in the determination of the application it is accepted that these concerns specifically relate to a ground floor and basement extension. The extension will be 13 metres from the front elevation of No.25 Kettering Road. Given that this extension will not sit forward of the existing building line of the house, it is considered that overlooking from an additional opening to the front elevation would have no greater impact than from the existing windows. Thus, it is considered a reason for refusal would be unlikely to be upheld on these grounds.

As the height of the extension will be no higher than the average single storey addition to a property and because the site sits to the north of No.25 Kettering Road, it is considered that the issues raised by the neighbour with respect to loss of light does not warrant a valid reason for refusal in this instance. The separation distances between the extension and the other surrounding properties within the private drive (Nos 26a, 26, 25a and 25) are also acceptable. Two velux windows are proposed in the roof of the ground floor extension which will face towards No.36 Kettering Road. However, velux windows do not create direct overlooking issues and in this instance the location and position of these windows is deemed to be acceptable in terms of amenity for this neighbour. Overall, due to the height, distance and position of the proposed extension there are no overriding concerns in respect of amenity considerations and as such the proposal accords with Policy 13 of the North Northamptonshire Core Spatial Strategy.

### 4. Parking and Access

The extension will not result in the loss of existing parking spaces for this property. Although the letter of objection received in respect of this application states that access and parking for the private drive is problematic, it is considered that this issue does not form part of the overall considerations for this particular application proposal as the access and parking arrangements will remain as per the existing situation. It is therefore deemed acceptable and accords with Policy 13 of the North Northamptonshire Core Spatial Strategy.

### Conclusion

Subject to the imposition of conditions, there are no material considerations to warrant refusal of this application. It is therefore recommended to Members for approval.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

Louise Haggan-Craig, Development Officer on 01536 534316

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

Ref:

Date:

## SITE LOCATION PLAN

27 Kettering Road, Broughton  
Application No.: KET/2012/0104



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