

BOROUGH OF KETTERING

Committee	Full Planning Committee - 24/04/2012	Item No: 5.2
Report Originator	Richard Marlow Development Officer	Application No: KET/2011/0802
Wards Affected	Brambleside	
Location	19 Longfellow Drive, Kettering	
Proposal	Full Application: First floor side extension above garage	
Applicant	Mr M Garrett	

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 south elevation of the extension at 1st floor level.

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) :-

NONE

Justification for Granting Planning Permission

The proposal is in accordance with national and local policies as set out in section 7 of the National Planning Policy Framework, Policies 2 and 3 of The East Midlands Regional Plan, Policies 1, 9 and 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

KE/98/0262. Approval of Reserved Matters: Residential Development 63 houses (amended scheme). Approved 28/04/1999.

Site Description

Officer's site inspection was carried out on 13/02/2012.

The application site is situated to the north of Kettering Town within a modern residential area developed in the early 2000s comprising large detached family properties. The dwelling is a detached two storey red brick building with a red tile roof comprising a double garage which is an integral feature located on the southern side of the property. Properties in the locale are sited on broadly level ground with the application property positioned side on to Longfellow drive and being accessed via a private drive that serves three surrounding detached properties and is dissected by a public footpath. There are no front boundaries and the rear boundaries are 1.8 metre high close boarded fencing and the side elevation of a neighbouring brick detached garage.

Proposed Development

This application is for a proposed first floor side extension above the existing garages situated on the southern side of the property to provide an additional bedroom on the first floor.

Any Constraints Affecting The Site

None

4.0 Consultation and Customer Impact

Neighbours

Two representations received. Objections raised in relation to:

- Shared private drive would be affected by additional vehicle movements that would impact on highway safety.
- The proposed extension would block afternoon sunlight into the sitting room of no. 25 Longfellow Drive and directly overlook the property.
- Loss of natural light into the kitchen and bathroom of the property at no.17 Longfellow Drive.

5.0 Planning Policy

National Policies

National Planning Policy Framework – Section 7 Requiring Good Design

East Midlands Regional Plan

Policy 2 - Promoting Better Design

Policy 3 - Distribution of new development

North Northamptonshire Core Spatial Strategy

Policy 1 - Strengthening the network of settlements

Policy 9 - Distribution and location of development

Policy 13 - General Sustainable Development Principles

Local Plan

Policy 35 - Housing: Within Towns

Supplementary Planning Documents

Sustainable Design SPD

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Impact on residential amenity
3. Design and character
4. Highway Safety

1. Principle of development

The application site is within the town boundary of Kettering, as defined by Policy 35 of the Local Plan, in an established residential area. Policy 1 and 9 of the Core Spatial Strategy and the National Planning Policy Framework direct development to previously developed sites within existing urban areas. The proposal is for an extension of an existing dwelling within its curtilage which is surrounded by similar residential units. As such, the principle of such development in this area is established.

2. Impact on Residential Amenity

Policy 13 (l) of the CSS states that development should not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

The proposed extension would be sited above an existing double garage to the southern side of the property and would comprise additional bedroom accommodation on the first floor.

The dwelling and this proposal in particular is most closely neighboured by no. 17 Longfellow Drive located directly to the south, who have objected to the proposal on the grounds of loss of natural light into their property. Given the orientation of the two buildings the proposed extension is located north of no. 17 and therefore given the daily path of the sun, from east to west through south, will not result in any loss of direct sunlight to the neighbouring property.

The neighbouring property (no. 17) sits at approximately 30° to the application site resulting in a separation distance between the two properties which narrows from 7 metres to 2 metres as you move from the front to rear. This existing separation distance will remain unaltered by this proposal as the buildings footprint is unchanged. The raising of the gable end, and therefore ridge height, on the south elevation by approximately 1.6m through this proposal will have minimal effect on ambient light to the side ground floor and obscured first floor window of no. 17 Longfellow drive. The plans also state that no additional windows are proposed on the south elevation and therefore the extension does not result in detrimental impacts on no. 17 Longfellow Drive by way of overbearing or overlooking. To protect residential amenity it is considered that if approved a condition be imposed which removes permitted development rights for 1st floor windows on the south elevation.

The proposed rear Juliet balcony and window at 1st floor would not materially alter the level of overlooking into the rear garden of no. 17 when compared to existing rear windows of the application site which, as with most modern residential sites, allow limited views into adjacent gardens.

An objection has been raised in relation to overlooking and loss of light into the sitting room of no. 25 Longfellow Drive situated east and directly opposite the application site. The proposed extension will raise the ridge height above the garage from 6.4 metres to 8.2 metres, slightly lower than the rest of the property. Given the separation distance between the two properties of approximately 23 metres and having visited the site it is considered that this distance is sufficient to protect residential amenity by way of overlooking and not result in unacceptable loss of light.

The scale of the proposed extension when considered against the existing orientation, siting and topography of the surrounding area would not have an overbearing impact on neighbouring properties and is considered proportionate to the original dwelling.

It is therefore considered that the proposal would not result in an unacceptable impact on the amenities of neighbours and as such is in accordance with criterion I of CSS Policy 13.

3. Design and character

Policy 13 (h) of the CSS requires development to be of a high standard of design, architecture and landscaping that respects and enhances the character of its surroundings.

The dwelling is a detached modern red brick property with red tile roof and is typical of properties built at the turn of the century. A number of properties within the surrounding area have been extended since originally built. Gable ends which project to the front and incorporate bay windows are a common architectural detail in the locale and add visual interest to the street scene.

The proposed design draws on architectural clues from the original dwelling with a small gable to the front elevation and a roof height slightly lower than

that of the existing dwelling. The result is an extension which appears subordinate to the main dwelling and in terms of scale and mass is in keeping with the property, surrounding dwellings and the street scene in general.

The proposed rear elevation includes a window and Juliet balcony at first floor level. Such elements are consistent with the modern residential character of the surrounding area and in this instance are appropriate design elements. Materials are proposed to match the existing dwelling and this can be secured through condition.

In terms of design the proposal accords with the para 61 of the National Planning Policy Framework, East Midlands Regional Plan Policy 2, criterion H of CSS Policy 13 and the Sustainable Design SPD.

4. Highway Safety

Criterion (n) of CSS Policy 13 states that development should not have an adverse impact on the highway network and will not prejudice highway safety.

An objection in relation to highway safety has been received from no. 25 Longfellow Drive and the additional vehicle movements that will result from this proposal. The application will provide an additional fifth bedroom to what is already a large detached property. This additional accommodation will enlarge the dwelling but can not in itself be considered to increase the level of vehicles movements from this single residential unit. The property includes a double garage and parking for two vehicles on the drive which will remain through this proposal. It is therefore considered that criterion (n) of CSS Policy 13 has been satisfied.

Conclusion

The proposed extension is in accordance with the relevant policies of the Development Plan and there are no material considerations which indicate planning permission should not be granted. The principle of development is established, there would be no unacceptable detrimental impact on neighbouring residential amenity and the design is appropriate. The application is recommended for approval, subject to conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Richard Marlow, Development Officer on 01536 534316

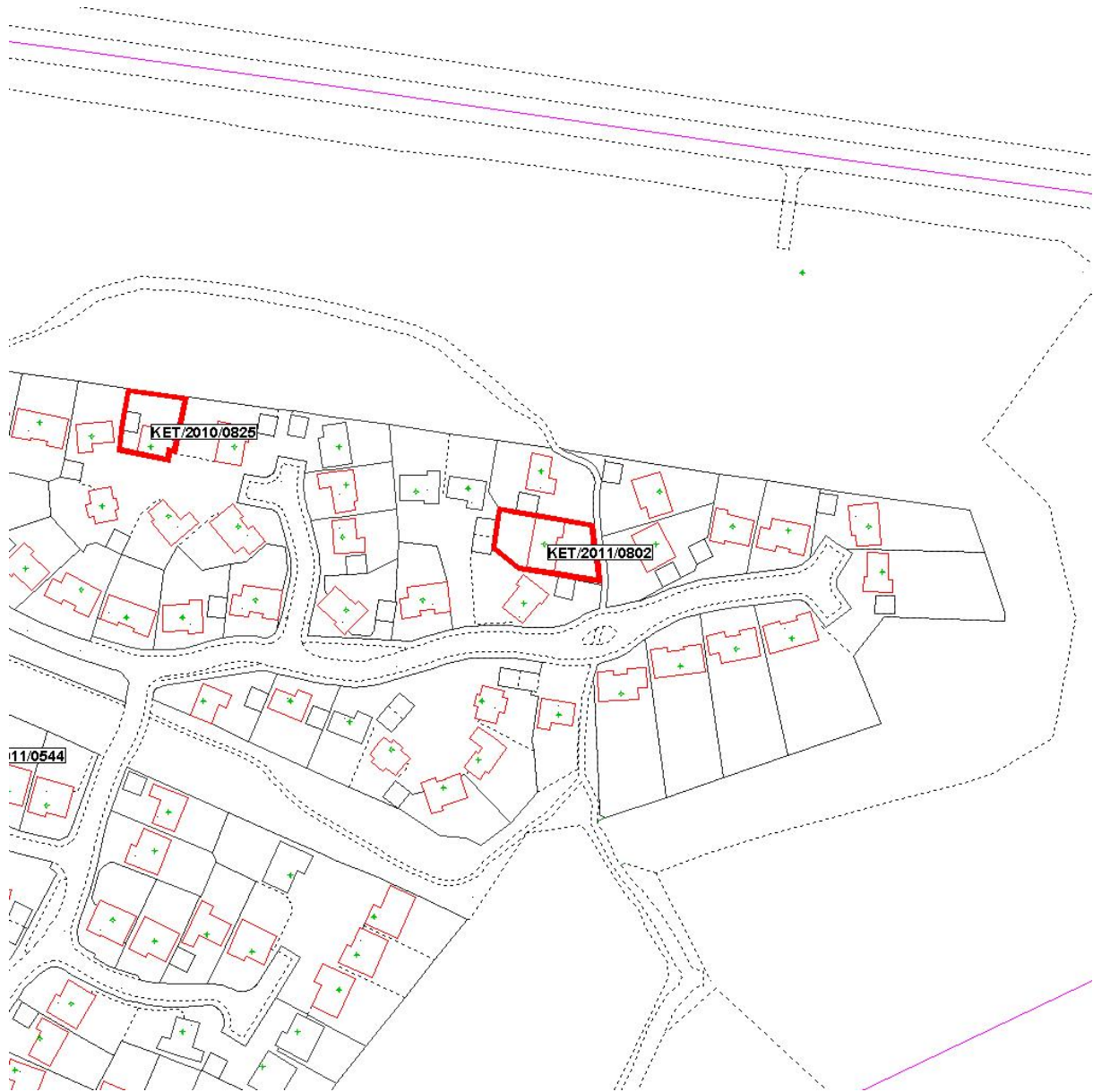
Previous Reports/Minutes

Ref:

Date:

SITE LOCATION PLAN

19 Longfellow Drive, Kettering
Application No.: KET/2011/0802



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

LA078344

Date: 13/01/2012 Do not scale from this map. For illustrative purposes only.

