

BOROUGH OF KETTERING

Committee	Full Planning Committee - 22/05/2012	Item No: 5.6
Report Originator	Louise Haggan-Craig Development Officer	Application No: KET/2012/0191
Wards Affected	Barton	
Location	The Stirrup Cup, Woodland Avenue, Barton Seagrave	
Proposal	Full Application: Single storey side extension	
Applicant	Mrs S Allen	

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.

Notes (if any) :-

- The premises is subject to a premises licence under the Licensing Act 2003 which includes a site plan showing the extent of the licensable area. This planning permission extends the internal customer area where licensable activities take place. An application to vary the premises licence will be required prior to completion of the approved extension.

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, 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

None relevant.

Site Description

Officer's site inspection was carried out on 30/03/12.

The application relates to a public house located within central part of Barton Seagrave. The building is a two storey semi-detached development with single storey elements to the west and east sections. Half of the plot is occupied by parking spaces sufficient to park about 30 cars. The surrounding area is predominantly residential in nature. A partly covered patio area at the western end of the public house is the subject of this application.

Proposed Development

The proposal is to close up the covered section of existing patio area at the western elevation of the public house in order to include as part of the internal bar area. Its footprint measures approximately 25 square metres.

Any Constraints Affecting the Site

None.

Consultation and Customer Impact

Barton Seagrave Parish Council

None received

Environment Agency

No objection.

Neighbours-

Comment received 5th April 2012 from occupiers of 6 Belvoir Drive raising no objection in principle but commenting on the potential impact of the proposal on parking.

5.0 Planning Policy

National Policies

National Planning Policy Framework Section 7 – Requiring good design

Development Plan Policies

East Midlands Regional Plan

Policy 2 - Design

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
2. Character/Design
3. Amenity
4. Parking

1. Principle

Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of business 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. Character/Design

The proposed alterations to the building sit side onto its principal elevation. It is an infill of an existing covered patio area and as such will not be readily visible from the street scene. The design of the proposed west elevation will remain in keeping with the design and style of the existing building and the roof will remain unaffected from an external viewpoint. It is a small scale alteration and its single storey proportions will have no impact upon the character and appearance of the street scene. In design terms therefore, it is considered to accord with policy 13 of the North Northamptonshire Core Spatial Strategy.

3. Amenity

There are a number of residential properties which surround the site and share a boundary with the building and its curtilage. However, the proposal in this instance is not considered to affect amenity levels for these residential properties as the proposal is not an extension to the Public House. The alterations will result in the infilling of a partially covered patio area. As such it is considered that the development will help to improve amenity levels particularly with respect to noise as this part of the Public House will now be an indoor section of the building as opposed to an outdoor patio area. Therefore the application accords with Policy 13 of the North Northamptonshire Core Spatial Strategy with respect to amenity considerations.

4. Parking

A letter has been received from a neighbouring property which raises the issue of parking and whether the proposal will have a detrimental impact upon parking availability. The Public House provides a high level of parking on site as shown on the plans and photographs. The proposed development is to be located within the existing patio area of the building and as such existing parking levels/spaces will remain unaffected. As such, it is unreasonable to conclude that the proposal will have a detrimental impact upon parking levels

for this business. Given the adequate amount of parking made available for customers it is considered that the proposal accords with Policy 13 of the North Northamptonshire Core Spatial Strategy with respect to parking issues.

Conclusion

The proposed development accords with the Development Plan. It is therefore recommended for approval subject to the imposition of conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

William Agroh, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

SITE LOCATION PLAN

The Stirrup Cup, Woodland Avenue, Barton Seagrave
Application No.: KET/2012/0191



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