

BOROUGH OF KETTERING

Committee	Full Planning Committee - 22/05/2012	Item No: 5.10
Report Originator	Mark Philpott Assistant Development Officer	Application No: KET/2012/0283
Wards Affected	Rothwell	
Location	1 Magellan Close, Rothwell	
Proposal	Full Application: Single storey side extension	
Applicant	Mr I Jelley	

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 brickwork to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture that of the existing dwelling.

REASON: In the interests of visual amenity in accordance with policy 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 the Core planning principles and 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

This application is to be determined by the Planning Committee as the applicant is a Kettering Borough Councillor.

Relevant Planning History

None relevant

Site Description

Officer's site inspection was carried out on 27/04/2012.

The application site is located in an established residential area, directly to the north of the Cook Close and Magellan Close highway junction. The dwellinghouse is semidetached and two storey, with red brick walls, white UPVC windows and doors and grey concrete roof tiles. The dwelling is typical of the design of the properties within both closes.

The topography of Cook Close reduces in height towards the south. Similarly, the application site slopes southward, with the dwelling situated towards the south-west of the site. The existing garage and hardstanding to the north-west of the site are therefore raised. Fencing and hedgerow bound the site with a break in the hedge only to the west, allowing for vehicular and pedestrian access.

Proposed Development

The application proposes a single storey conservatory from the south-western elevation of the existing building. The conservatory would have a sloped hipped roof, approximately 2.7m at ridge height. Low level walls would be constructed from brick to match the existing property with the remainder of the elevations constructed from windows with white UPVC frames. A door would be inserted on the north-western elevation. The roof would be constructed from toughened obscure glass with white UPVC frames.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Rothwell Town Council

No objection

Neighbours

No comments received at time of writing the report

5.0 Planning Policy

National Planning Policy Framework

Core planning principles

Section 7. Requiring good design

Development Plan Policies

East Midlands Regional Plan

Policy 2. Promoting Better 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 of development
2. Character and appearance
3. Residential amenity

1. Principle of development

National Planning Policy Framework (NPPF) paragraphs 17 and 58 and Core Spatial Strategy (CSS) Policy 13 provide for conservatories in residential areas provided that the character and appearance of the development respects the local area, and does not detrimentally impact upon neighbouring residential amenity or the wider streetscene.

The principle of development is therefore acceptable subject to the character and appearance of the development and the impacts upon residential amenity, as required by national and local policy.

2. Character and appearance

The site is located immediately to the north of the Magellan Close and Cook Close junction; as such the plot is visible from the immediate streetscene in both closes, particularly when accessing Cook Close via Columbus Crescent. However, the actual impacts of the proposal on the streetscene are minimal as the site is bounded by thick hedgerow and 1.8m fencing which would greatly reduce the impact to the public realm. Furthermore, the proposed conservatory is modest in scale and would appear as a subordinate addition which would not compete with the prominence of the existing building. While there are no similar developments visible from the immediate streetscene, the proposal has been sensitively designed to conform to the characteristics of the neighbouring dwellings, with materials to match the existing property.

The proposal therefore conforms to NPPF paragraph 58 and CSS policy 13h) which requires that development is respectful of the character of its surroundings.

3. Residential Amenity

The impacts to residential amenity in Cook Close are minimal. As the site is bounded by fencing and dense hedge approximately 2m in height, the majority of the proposal is obscured, particularly towards the south of Cook Close which is lower due to the underlying topography. As a result, whilst parts of the development would be more visible to 8 and 9 Cook Close to the north-west where the topography is higher, the development would still not be considered to cause an unacceptable impact to amenity as the houses are located over 35m away and obscured from view at ground floor level by the boundary treatment.

The western elevation of 3 Cook Close, south-eastern elevation of 12 Cook Close and northern elevation of 13 Cook Close have first floor openings orientated towards parts of the development, however, these properties are situated over 17m away, with the majority of the proposal shielded by hedgerow and fence. The obscure glazed roof would minimise any concerns with overlooking. These considerations are considered sufficient to protect amenity.

There will be no adverse impacts upon residential amenity to the properties within Magellan Close as the proposal is largely shielded from view by the existing dwellinghouse.

Due to the scale of the development; located relatively far from the nearest property and the orientation of the proposal; no unacceptable levels of overbearing, overshadowing, overlooking or other adverse impacts would result to neighboring amenity.

The proposal therefore conforms to paragraph 17 of the NPPF and CSS Policy 13I) which requires that development should not result in an unacceptable impact on the amenities of neighbouring properties.

Conclusion

The application conforms to both national and local planning policies, with no material considerations outstanding. The principle of development and design are appropriate, with no unacceptable impacts on neighbouring residential amenity. The application is therefore recommended for approval, subject to conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Mark Philpott, Assistant Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

SITE LOCATION PLAN

1 Magellan Close, Rothwell
Application No.: KET/2012/0283



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: 23/04/2012 Do not scale from this map. For illustrative purposes only.

