

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 19/06/2012</b>	<b>Item No: 5.3</b>
<b>Report Originator</b>	<b>Michael Boniface Development Officer</b>	<b>Application No: KET/2011/0813</b>
<b>Wards Affected</b>	<b>Rothwell</b>	
<b>Location</b>	<b>43 Kettering Road, Rothwell</b>	
<b>Proposal</b>	<b>Full Application: Conversion of single dwelling to five apartments</b>	
<b>Applicant</b>	<b>Mr I Davis</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. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the visual amenities of the area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

3. No development shall commence on site until details of the design, materials, colour and finish of all new windows and doors to be used, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the visual amenities of the area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

4. No occupation or use of the site shall commence until visibility splays of 2 metres by 2 metres have been provided at the junction of the access road with the public highway, and these splays shall thereafter be permanently kept free of all obstacles to visibility over 0.6 metres in height above carriageway level.

REASON: In the interests of highway safety in accordance with policy 13 of the North

Northamptonshire Core Spatial Strategy.

5. No development shall take place until details of the proposed vehicular access and parking area have been submitted to and approved in writing by the Local Planning Authority. The details shall include access width, any retaining walls, manoeuvring facilities, gradient, drainage and surface material. The development shall not be carried out other than in accordance with these approved details.

REASON: In the interests of highway safety in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

6. Before the development hereby permitted is begun, a scheme demonstrating how the development will incorporate techniques of sustainable construction and energy efficiency, provision for waste reduction and recycling and provision for water efficiency and recycling shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details.

REASON: In the interests of energy efficiency and sustainable construction in accordance with policy 14 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 Parts 4, 6, 7 and 10 of the National Planning Policy Framework, Policy 2 of The East Midlands Regional Plan, Policies 1, 7, 9, 10, 13 and 14 of the North Northamptonshire Core Spatial Strategy, and Policy 35 of the Local Plan for Kettering Borough. The proposal is also in accordance with adopted Supplementary Planning Document, Sustainable Design. There are no material considerations that indicate against the proposal.

## **Officers Report**

### **3.0 Information**

#### **Relevant Planning History**

KET/2009/0447 – Change of use from residential to childcare nursery – APPROVED 02/10/2009

KET/2009/0165 – Change of use from residential to childcare/day nursery – WITHDRAWN 08/06/2009

#### **Site Description**

Officer's site inspection was carried out on 08/02/2012.

The site comprises a substantial detached dwelling within a large plot on the corner of Kettering Road and Gordon Street. The building is Victorian in appearance and stands at the end of a row of semi-detached and terraced Victorian dwellings which front Kettering Road. The large garden is bounded by a tall red brick wall to Gordon Street with a lower wall with railings above towards Kettering Road.

#### **Proposed Development**

Conversion of single dwelling to 5 dwellings including extensions, alterations and improvement of the existing vehicular access and parking facilities.

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

None.

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

#### **Parish/Town Council**

No objection although additional parking spaces would be beneficial.

#### **Highway Authority**

No objection. The proposed development would generate only a small increase in vehicular movements compared with the existing use as a single dwelling, and lesser movements than the extant planning permission for a nursery. The site is capable of accommodating an appropriate access and parking facilities but detailed drawings should be secured in accordance with Highways Standing Advice.

#### **Environmental Health**

No objection. Sound insulation between dwellings is controlled under the provisions of the Building Regulations 2000.

#### **Neighbours**

1 letter of objection for the following reasons:

- Lack of on-street parking in vicinity of the site.
- Overlooking.
- Safety concerns as only a fence separates the parking area from

- residents
- Access for maintenance
- Noise and disturbance

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Part 4 – Promoting sustainable transport

Part 6 – Delivering a wide choice of high quality homes

Part 7 – Requiring good design

Part 10 – Meeting the challenge of climate change, flooding and coastal change

### **Development Plan Policies**

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

2 – Promoting Better Design

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

1 – Strengthening the Network of Settlements

7 – Delivering Housing

9 – Distribution and Location of Development

10 – Distribution of Housing

13 – General Sustainable Development Principles

14 – Energy Efficiency and Sustainable Construction

#### **Local Plan**

35 – Housing: Within Towns

#### **Supplementary Planning Documents**

Sustainable Design (February 2009)

## **6.0 Financial/Resource Implications**

None

## **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle of Development;
2. Design, Character and Appearance;
3. Amenity;
4. Highways and Parking;
5. Sustainable Design and Construction.

### **1. Principle of Development**

Part 6 of the National Planning Policy Framework (NPPF) encourages the use of land within existing settlements where future occupants can benefit from

established amenities and public transport. The Core Spatial Strategy (CSS) defines Rothwell as a 'Smaller Town', a secondary focus for development in the Borough after Kettering. As such, the town is considered an appropriate location for the proposed residential development and this principle is further strengthened by policy 35 of the adopted local plan which states that residential development within towns will normally be permitted. The proposed development would make efficient use of a large plot which is currently vacant as a single dwelling and should therefore be supported.

## 2. Design, Character and Appearance

The property is a substantial Victorian Villa set within a large garden on the corner of Kettering Road and Gordon Street. The building itself stands with some prominence at a raised level compared with the public highway with its front elevation facing towards Kettering Road. It is an impressive building with a positive influence on the street scene and it is important that any proposals maintain this high quality appearance.

The proposed development requires limited alterations to the existing building, the main alterations being a first floor extension and second floor balcony on the east elevation and minor changes to fenestration. The internal layout is to be reorganised to facilitate the 5 dwellings. A parking area is also to be provided within the existing garden area and accessed from Gordon Street.

The extension to the east elevation seeks to raise the height of an existing single storey building so as to provide additional habitable space at first floor level with a balcony over serving the second floor unit. The alteration would not be particularly characteristic of a Victorian property however it is noted that the existing single storey extension presents a substantial roof plane towards Gordon Street and the mass of the extension would not be significantly increased when viewed from the public realm. The addition would remain subordinate to the principal building and would be clearly discernable as a modern extension. It is considered that the addition would not result in such detriment to the character and appearance of the area as would warrant the refusal of planning permission.

The remaining alterations to the building comprise replacement and insertion of windows and doors which would not alter the character of the building subject to an appropriate condition requiring the submission of details for approval.

A tall red brick wall forms the boundary with Gordon Street and provides a striking feature in the street scene. Timber gates are currently in place to provide access to the north east of the site and it is proposed that the access be widened in order to accommodate a parking area for future residents. Although parts of the wall would need to be demolished, the majority would be retained so as maintain the character of Gordon Street.

## 3. Amenity

The property is currently vacant but has extant planning permission for use as a childcare nursery and this is a material consideration. Whilst use of the site for 5 dwellings is likely to intensify the use of the site and extend activity

outside of daytime hours, the residential nature of the scheme is entirely compatible with the surrounding residential land uses. The change of use would not result in a significant amount of additional noise and disturbance and the proposed use is considered appropriate in principle.

The only extension to the building is proposed to the east elevation which would be in close proximity to the boundary with 47 Kettering Road. The extension would rise to the eaves level of the principal building resulting in a large expanse of brickwork facing the neighbour. Whilst this would be highly visible from the neighbouring property, the additional mass would be located some distance from habitable room windows located within the side and rear elevation of the adjacent property and no overbearing impact would result to occupants. Furthermore, the orientation of the site is such that no overshadowing would result. The addition would appear prominent from the garden of number 47 but would be seen in the context of the existing building and would not protrude beyond the rear of their own single storey buildings. The extensions are sufficiently removed from all other neighbours to avoid adverse impacts in terms of overshadowing or overbearing impact.

One first floor window is proposed within the south facing elevation of the extension however this would be above eye level, located 1.8m above the finished floor levels and as such it would not allow any overlooking of the neighbouring property. A further first floor window is proposed within the east elevation of the extension and this would allow views towards number 2 Gordon Street. Whilst some loss of amenity may result, the window would oppose an outbuilding which is not used as habitable space and the closest windows within the house are obscure glazed serving bathrooms. No overlooking would result to habitable room windows and the long garden associated with the property would retain sufficient private amenity space for occupants.

The proposed extension would also incorporate a second floor balcony which would be enclosed on all sides except the north facing elevation. Views from this area would predominantly be towards Gordon Street, the parking area and garden associated with the development. Concerns have been raised by the neighbour (2 Gordon Street) that overlooking would result to the rear bedroom window however a distance of 18m would be maintained and when considering the obscure angle involved no unacceptable overlooking would occur.

Conversion to 5 dwelling will intensify use of the building and some openings will serve habitable rooms where they did not before. Whilst this is so, no openings would allow views between neighbouring habitable rooms and no unacceptable loss of privacy would result.

#### 4. Highways and Parking

The Highway Authority note that the proposed development would result in only a small increase in vehicular movements at peak times compared with the existing use as a single dwelling and significantly less movements that could be expected from the extant nursery use. As such, limited impact is likely to result to the highway network and the proposed development is therefore

considered acceptable in this regard. 6 parking spaces are proposed as part of the scheme and again, this is sufficient for a development of 5 dwellings, particularly considering the sustainable location of the site close to the town centre.

The vehicular access and parking layout submitted demonstrate that sufficient space is available for the facilities however appropriate visibility splays are not drawn correctly. Conditions should be used to require an appropriate scheme.

#### 5. Sustainable Design and Construction

Policy 14 of the Core Spatial Strategy requires that development meet the highest viable standards of resource and energy efficiency and reduction in carbon emissions. Schemes should demonstrate techniques of sustainable construction and energy efficiency, provision for waste recycling/reduction and provision for water efficiency and water recycling. No information has been submitted in this regard and a condition should therefore be attached.

#### Conclusion

The development accords with both national and local planning policy and there are no material planning matters that indicate against the scheme; as such, planning permission should be granted.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

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

Ref:

Date:

Michael Boniface, Development Officer on 01536 534316

# SITE LOCATION PLAN

43 Kettering Road, Rothwell  
Application No.: KET/2011/0813



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