

BOROUGH OF KETTERING

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| Committee | Full Planning Committee - 14/08/2012 | Item No: 5.6 |
| Report Originator | Michael Boniface Development Officer | Application No: KET/2012/0413 |
| Wards Affected | Barton | |
| Location | 55 Gotch Road, Barton Seagrave | |
| Proposal | Full Application: Single storey side extension | |
| Applicant | Mr H R Ranmal | |

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. The extension hereby approved shall not be occupied until the additional garden land shown on the Proposed Layout drawing has been incorporated into that associated with the development site and boundary treatments have been erected in accordance with a scheme which shall first have been approved in writing by the Local Planning Authority. The boundary treatments shall thereafter be retained as approved.

REASON: To ensure an appropriate provision of amenity space, to prevent a cramped and confined appearance and to protect neighbouring privacy in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

4. The extension hereby permitted shall not be occupied other than as part of the single residential use of the dwelling known as 55 Gotch Road.

REASON: The unit of accommodation is not in a satisfactory position to be occupied separately from the main dwelling in the interests of amenity 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 the Core Planning Principles and Parts 4 and 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. The issues relating to character and appearance, amenity, highways, parking and trees are material planning considerations and, in reaching the decision to approve the proposal, have been carefully weighed against all relevant policy considerations.

Officers Report

3.0 Information

Relevant Planning History

KET/2012/0143 – First floor front and single storey side extension – REFUSED 13/04/2012

KET/2011/0020 – First floor extension – REFUSED 07/03/2011 – Dismissed at Appeal 20/09/2011

KET/2010/0547 – First floor extension – REFUSED 06/10/2010

KET/2003/0892 – Single storey side extension – APPROVED 06/01/02004

KET/2003/0425 – Alterations and carport – APPROVED 15/07/2003

KET/1989/0620 – Bungalow – APPROVED 15/08/1989

Site Description

Officer's site inspection was carried out on 04/07/2012.

The site comprises an established supermarket (Budgens) fronting Gotch Road with a single storey dwelling to the rear of the site, accessed via a gated driveway to the side.

Single storey dwellings stand either side of the site along Gotch Road, while two storey dwellings stand to the rear at Woodford Close.

Proposed Development

Single storey side extension to provide an annex to the existing dwelling.

Any Constraints Affecting The Site

None.

4.0 Consultation and Customer Impact

Barton Seagrave Parish Council

Objection for the following reasons:

- Scheme would result in overdevelopment despite garden land being incorporated from 53 and 57 Gotch Road.
- Backland development would be out of keeping with the character of the area.
- Insufficient parking facilities due to increased occupancy.

Neighbours

2 letters of objection for the following reasons:

- Previous application was refused and appeals dismissed on the site.
- Overdevelopment.
- Overshadowing.

- Overbearing.
- Cramped form of development.
- Character and appearance.
- Trees stand within the site.
- The additional garden land shown has not been incorporated within the site and may result in insufficient garden space being retained for neighbours.
- Existing fences are in a poor state of repair.
- Plans fail to show existing extensions to the property, its scale and proximity to the boundaries.
- Floor levels are lower in Woodford Close.
- Loss of parking and congestion.
- Highway safety.
- Inaccuracies and omissions in submitted documents.

1 letter raising no objection.

5.0 Planning Policy

National Planning Policy Framework

Core Planning Principles

Part 4 – Promoting sustainable transport

Part 7 – Requiring good design

Development Plan Policies

East Midlands Regional Plan

2 – Promoting Better Design

North Northamptonshire Core Spatial Strategy

General Sustainable Development Principles

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. History;
2. Principle of Development;
3. Design, Character and Appearance;
4. Amenity;
5. Highway and Parking;
6. Trees.

1. History

Planning permission was refused for a first floor extension to this property in October 2010 due to concerns regarding the proposed scale, height, mass and

design of the building, along with overbearing and overshadowing impacts on neighbouring properties. A revised application was subsequently submitted which sought to address these concerns through a reduced eaves and ridge height, reduced scale and mass, and re-sited openings. These measures were not however sufficient to overcome previous concerns and planning permission was again refused and dismissed at appeal due to impacts on the character of the area, the cramped form of development and the impact on living conditions for neighbouring properties. A further planning application for a first floor extension has subsequently been refused by the Council. The development now proposed involves a single storey extension only and must be considered on its own merits.

2. Principle of Development

Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of development subject to a number of general sustainable development criteria, including that the proposals do not result in adverse impact upon neighbouring properties or the highway network and that schemes present a good standard of design which reflects the character of the area.

3. Design, Character and Appearance

The dwelling now subject of this planning application was constructed as backland development behind the supermarket during the 1990's and occupies a constrained position accessed via a long driveway to the side of the retail unit. Both the supermarket and the dwelling in question have been significantly altered and extended covering a large floor area. An area of amenity space has been incorporated from the adjacent property (no.59) into the garden land now associated with no.55 and the application proposes to incorporate further garden land from no.53. These additional areas of land are all within the applicants control and whilst the remaining gardens for numbers 53 and 59 would be small, they are considered sufficient and proportionate to the scale of the properties.

The site stands within a residential area comprising a mix of one and two storey dwellings of predominantly detached and semi-detached design. An existing supermarket represents an exception to this regular development pattern, presenting a larger mass and prominent appearance, particularly on approach from Hilltop Avenue. Single storey dwellings stand either side and opposite the development site, while two storey dwellings exist to the rear fronting Woodford Close.

The existing building stands close to the boundaries of the site and the supermarket to the front and its numerous extensions have resulted in a somewhat cramped appearance. Whilst this is so, the proposals now seek a single storey extension only and this would incorporate the existing detached garage which stands adjacent to the dwelling. As a result, the building would alter little in terms of its scale and mass when viewed from the east. A further extension to the side of the dwelling is proposed to the rear of the garage and the applicant has sought to minimise the visual impacts of this addition using a flat roof, albeit with a protruding glazed lantern. The site already appears cramped and overdeveloped and so it is considered important that the

proposals now include provision of additional garden land to the south. This, along with the garden land now provided to the north would increase the feeling of green space surrounding the building. A condition would need to be attached to any planning permission granted to ensure that this space was provided prior to occupation of the annex/extension.

The single storey nature of the proposed development is such that views would be extremely limited, particularly from the public realm. The existing 1.8m boundary fences surrounding the site and gates to the front would largely screen the development and no adverse visual impact would result. The character of the area would not be impacted by the development.

4. Amenity

The dwelling occupies a constrained position behind the existing supermarket and in close proximity to the surrounding residential properties. The extension would however be single storey only, incorporating the existing detached garage. The scale and massing of the extension which is flat roofed towards the rear of the site are such that no adverse impact would result to neighbouring properties. It is noted that the land level is slightly higher within the site than the gardens of 4 and 5 Woodford Close however the single storey nature and boundary treatments in place will avoid any unacceptable impact. The existing 1.8m boundary fences provide a good level of screening and are sufficient to protect the privacy of neighbouring occupants. A condition should be used to secure details of the proposed boundary treatments to ensure that any changes resulting from the incorporation of the adjacent garden land maintains neighbouring privacy.

5. Highways and Parking

The application has been made on the basis of a single residential dwelling and a condition could be used to ensure that the proposed annex remains ancillary to the principal property. On this basis, the building would remain a single residential unit and no significant intensification of use would result in terms of vehicles attracted to the site. The existing vehicular access and driveway facilities would remain acceptable under these circumstances despite loss of the existing garage. The Inspector considered that the existing arrangements were appropriate in the previous appeal and this is also a material consideration.

6. Trees

Some small trees do stand within the site, the majority of which would be unaffected by the development. The scheme may result in the removal of some landscaping however there are no specimens of particular merit and no significant public amenity benefit would be lost.

Conclusion

The proposed 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:

Michael Boniface, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

SITE LOCATION PLAN

55 Gotch Road, Barton Seagrave
Application No.: KET/2012/0413



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