

BOROUGH OF KETTERING

Committee	Full Planning Committee - 11/09/2012	Item No: 5.3
Report Originator	Marie Down Assistant Development Officer	Application No: KET/2012/0436
Wards Affected	Ise Lodge	
Location	22 Kenilworth Drive, Kettering	
Proposal	Full Application: Conversion of garage to habitable room	
Applicant	Mr D Burrage	

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 parking spaces shown on the approved plans are not hereby approved as the driveway constitutes a shared access for Nos. 20, 22 and 24 Kenilworth Drive.

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 13 of the North Northamptonshire Core Spatial Strategy and Policy 35 of the Local Plan for Kettering Borough. The issues relating to parking and access 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

KE/1985/0226 – Residential Development – Approved 10/07/1985

KE/1987/0582 – Amend House Types – Approved

KE/1990/0745 – Substitution of House Types – Approved 11/09/1990

Condition 6, outlined under this application, required “before the development hereby permitted is brought into use, the vehicular access, parking and manoeuvring facilities indicated on the approved plans shall have been provided and shall, thereafter, be permanently set aside and reserved for such purposes”.

KET/2000/0719 – Conversion of garage to habitable room – Refused 06/12/2000

This application was refused due to insufficient space to provide alternative parking spaces to conform to the requirements of the Local Plan.

Site Description

Officer's site inspection was carried out on 17/07/2012 and 18/07/2012.

The application site is located on Kenilworth Drive, a residential area to the east of Kettering, characterised primarily by detached properties of varying designs with some terraced properties on the northern side of the road.

The application site is a two storey detached brick dwelling with an integral garage, a concrete tile roof and brown uPVC windows and doors. There is a tarmac driveway in front of the garage. There is no boundary treatment to the front of the dwelling while boundary treatment to the rear of the dwelling consists of a 1.8 metre high close boarded fence.

Proposed Development

The proposal involves the conversion of a garage to a habitable room.

Any Constraints Affecting The Site

None.

4.0 Consultation and Customer Impact

Highway Authority

- No objection to amended plans.

Neighbours

24 Kenilworth Drive:

- **Objection.**
- The driveway is a joint access area shared by the owners of Nos. 20, 22 and 24.

- The parking arrangements set out in the planning application block right of access to the shared drive and will hinder access to the dropped kerb and, therefore, to the garage of No. 24.

Amended plans were sought to address this objection and involved removal of a third parking space in front of No. 22, with the 2.5 spaces in front of the garage retained. After consultation on the amended plans a further objection was received from the neighbours at No. 24:

- The retained 2.5 spaces in front of the application site's garage block right of access to the driveway and will prevent the owners of No. 24 accessing the dropped kerb and their garage.

5.0 Planning Policy

National Planning Policy Framework

Section 7 – Requiring Good Design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 13 – General Sustainable Development Principles

Local Plan

Policy 35 – Housing: Within Towns

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 and Impact on Character
3. Impact on Residential Amenity
4. Parking and Access

1. Principle of Development

The application site lies within an established residential area and is within the town boundary of Kettering as defined by Policy 35 of the Local Plan. Policies in the development plan support alterations to residential properties subject to the satisfaction of certain criteria. Policy 13 of the North Northamptonshire Core Spatial Strategy supports alterations to residential properties provided there is no adverse impact on character and appearance, residential amenity and highway safety. The principle of development for this proposal is therefore established subject to the satisfaction of the relevant development plan criteria.

2. Design and Impact on Character

The proposal involves the conversion of the existing garage to a habitable room. The front of the garage, approximately 1 metre in depth, will be retained for storage while the 4 metres to the rear will be converted to a dining room. The garage door to the front elevation will, therefore, be retained such that there will be no alterations to the front elevation of the dwelling. The existing door and window to the rear of the garage will be replaced with French doors and as such the conversion of the garage to a habitable room will result in minor alterations to the appearance of the dwelling which will not be visible from the public realm. Given that materials will match those of the existing dwelling, as stated in the planning application, the proposal complies with Section 7 of the National Planning Policy Framework which requires good design and Policy 13 (h) of the North Northamptonshire Core Spatial Strategy which requires development to respect the character of its surroundings.

3. Impact on Residential Amenity

The main potential impact of the proposed development in terms of residential amenity will be to the property to the west, No. 20 Kenilworth Drive, and the property to the south, No. 4 Arundel Court. As the proposed development does not involve a change in the footprint or mass of the dwelling there will be no resultant issues in terms of loss of light to neighbouring properties. There is a distance of approximately 20 metres between the application dwelling and No. 4 Arundel Court which is considered sufficient for there to be no impact in terms of overlooking. No. 20 Kenilworth Drive is set back from the application site and, therefore, the rear building line of No. 20 is approximately 5 metres beyond that of the proposal. As a result it is considered that the proposed development will have no impact in terms of overlooking to No. 20 Kenilworth Drive.

As such it is considered that there are no significant adverse impacts on the amenity of neighbours and the proposed development complies with Policy 13 (l) of the North Northamptonshire Core Spatial Strategy which requires new development not to result in an unacceptable impact on the amenity of neighbouring properties.

4. Parking and Access

Condition 6, outlined under KE/1990/0745, required “before the development hereby permitted is brought into use, the vehicular access, parking and manoeuvring facilities indicated on the approved plans shall have been provided and shall, thereafter, be permanently set aside and reserved for such purposes”. The approved plans demonstrate that the driveway was intended to constitute a shared access by Nos. 20, 22 and 24 Kenilworth Drive.

As previously outlined, an objection has been received from the neighbours at No. 24 Kenilworth Drive stating that the proposed development and associated parking arrangements will block access to the dropped kerb, hindering their ability to safely access the shared drive and, therefore, prevents access to their garage.

Northamptonshire County Council's Highway Authority Standing Advice provides that the minimum internal dimensions required where parking spaces are surrounded by or adjacent to walls or other such solid features is 3.2 metres. The internal width of the application site's garage measures 2.3 metres and as such it is too small to be used as a parking space. Consequently the principle of converting the garage to a habitable room is considered to be acceptable as there is no loss of a car parking space. Furthermore, as the garage can not, and has not, been used as a parking space, the parking arrangements proposed under this application in fact constitute an existing condition on site.

The parking spaces shown on the plan are not considered to be ideal as the driveway is a shared access for Nos. 20, 22 and 24. However, given that this constitutes the current parking arrangements on site it is considered that the proposal to convert the garage to a habitable room will not result in an additional adverse impact on parking provision over and above that which is already experienced. Furthermore, the Highway Authority does not raise any objection to this arrangement. Therefore, it is considered that the proposal is acceptable.

Conclusion

The proposal conforms to policies in the Development Plan, will raise no adverse impacts in respect of design and character and residential or visual amenity. The proposal will not result in additional adverse impact on parking and, therefore, is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Marie Down, Assistant Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

SITE LOCATION PLAN

22 Kenilworth Drive, Kettering
Application No.: KET/2012/0436



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