

BOROUGH OF KETTERING

Committee	Full Planning Committee - 09/10/2012	Item No: 5.5
Report Originator	Rebecca Collins Senior Development Officer	Application No: KET/2012/0549
Wards Affected	Slade	
Location	72 Old Gorse Way, Mawsley	
Proposal	Full Application: Single storey rear extension	
Applicant	Mr & Mrs S Monk	

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

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) :-

- NONE

Justification for Granting Planning Permission

The proposal is in accordance with national and local policies as set out in Policy 7 of the National Planning Policy Framework, Policy 2 of The East Midlands Regional Plan, 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

N/A

Site Description

Officer's site inspection was carried out on 14/09/2012.

The application site consists of an existing two-storey link detached property built of a red multi brick with white timber windows and doors. This property is attached to the neighboring property, number 74 by an undersail with accomodation above, leading to the neighbouring properties garage.

To the rear of the application site, is a small rear garden set on two levels, one at a significantly lower ground level than of the property. There is an existing approximately 1.6m high close boarded fence to the western boundary of the application site with no. 74 and a 1.8m close boarded fence to the rear boundary of the site. To the east of the application site is a close boarded fence and no. 70 Old Gorse Way's garage and drive.

Behind the application site are two garages, obscuring the view from neighbouring properties to the rear of the application site off Browns Close. Also, there are a number of clearly visible windows and doors in the rear elevations of numbers 2 and 2a Loddington Way facing the application site, approximately 20m from the rear elevation of the existing property.

The application site is separated from the side elevations of the neighbouring properties (numbers 70 and 74) by driveways but in the side elevations of both these neighbouring properties are an obscure glazed first floor window and door at ground floor level.

Proposed Development

The proposal is to construct a single storey rear extension to the rear of the existing property.

Any Constraints Affecting The Site

None.

4.0 Consultation and Customer Impact

Neighbours

Number 2 Loddington Way, the neighbouring property to the north east of the application site, has written in objecting to the proposal on the grounds that the proposed extension would over-look their property, resulting in loss of privacy to their rear garden and windows in the rear elevation due to the increased ground level on which the extension will sit. Due the height of the extension and increased ground levels the extension will be too overbearing in this location.

Number 4 Browns Close, the neighbouring property to the north west of the application site, has written in, in support of the proposal on the grounds that the proposal will be in keep with the existing.

5.0 Planning Policy

National Planning Policy Framework

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. Character
2. Amenity

1. Character

The application site is located to the rear of an existing residential property, number 72 Old Gorse Way. Due to the position of the proposed extension it will not be visible from the public highway and provided it is constructed of materials to match the existing property, then the proposal is unlikely to have a significant impact on the character of the existing property to warrant the refusal of planning permission. The proposal is therefore considered in accordance with policy 7 of the Framework, policy 2 of the East Midlands Regional Plan and policy 13 of the Core Spatial Strategy.

2. Amenity

The proposed extension is approximately 3.5 metres in height to the pitch of the roof. It is noted that the extension is on a higher ground level than the properties to the rear and the rear boundary fence of the garden does little to screen the proposal due to the significant difference in ground levels. However, the extension is located over 18 meters from no. 2 Loddington Way and is not directly facing this property (i.e. back to back). Although, there may be some overlooking from the proposal, it is felt that the impact would be similar to the existing relationship between the properties, where both properties looked into each other windows and gardens from existing windows. It is not considered that the proposed 3.8m deep extension, at ground floor

level would not significantly worsen the existing situation to warrant the refusal of this application.

The roof pitch has been designed to slope away from the neighbouring property to west (number 74 Old Gorse Way) to reduce the impact on this property and due to the distance of the proposed extension from neighbouring properties and the angles of the properties in this location, which are not directly facing each other, then the proposal is unlikely to create an overbearing or overlooking amenity impact. It is therefore considered in accordance with policy 2 of the East Midlands Regional Plan and policy 13 of the Core Spatial Strategy.

Conclusion

The proposed single storey rear extension is unlikely to have a significant impact on the character of the area or the amenity of neighbouring properties to warrant the refusal of planning permission in accordance with policy 7 of the Framework, policy 2 of the East Midlands Regional Plan and policy 13 of the Core Spatial Strategy.

Background Papers

Title of Document:

Date:

Contact Officer:

Rebecca Collins, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

SITE LOCATION PLAN

72 Old Gorse Way, Mawsley
Application No.: KET/2012/0549



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