

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 06/11/2012</b>	<b>Item No: 4.4</b>
<b>Report Originator</b>	<b>Chris Rose Development Officer</b>	<b>Application No: KET/2012/0575</b>
<b>Wards Affected</b>	<b>Brambleside</b>	
<b>Location</b>	<b>15 Forest Glade, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Two storey side extension</b>	
<b>Applicant</b>	<b>Mr S Knott</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. 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) :-

- It should be noted that there have been anecdotal recordings of bats in the immediate vicinity of the site. The extension works must be undertaken with care, and if at any point in the construction process bats are discovered, then all works must be stopped immediately and Natural England contacted for advice.

It should be noted that there is an adjacent Potential Wildlife Site to the north. It is required that the Potential Wildlife Site be protected from damage and contamination - especially during the construction activities.

### **Justification for Granting Planning Permission**

The proposal is in accordance with national and local policies as set out in Paragraphs 14 and 17 and Section 7 of the National Planning Policy Framework, Policies 2 and 3 of The East Midlands Regional Plan, Policies 1, 9 and 13 of the North Northamptonshire Core Spatial Strategy and the North Northamptonshire Biodiversity SPD. There are no material considerations that indicate against the proposal.

## **Officers Report**

### **3.0 Information**

#### **Relevant Planning History**

KE/1991/0005 – Outline for residential development – approved 04/06/92

KE/1995/0248 – Variation of condition 1 of KE/1991/0005: extension of time – Approved 23/05/95

KE/1998/0261 – Approval of Reserved Matters: Residential development (63 houses) – Approved 28/04/99

#### **Site Description**

Officer's site inspection was carried out on 24/10/2012. The site is a detached dwelling and its curtilage. The dwelling is situated in a large plot at the far north end of a low density cul-de-sac. It is set back from and visually detached from the rest of the close. It is bordered to the north by a small wood and to the south, east and west by similar large, family-sized residential dwellings.

The house is brick built of modern construction (dating to around the late 1990s / early 2000s) to a traditional design with a pitched roof and front gable feature. There is a detached double garage immediately to the east and access is from a shared driveway.

#### **Proposed Development**

Full application: Two storey side extension.

#### **Any Constraints Affecting the Site**

The site (and surrounding dwellings) fall within Potential Wildlife Site 1094.

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

#### **Neighbours**

One neighbour objection, citing:

- Loss of privacy to the garden of no. 12 Forest Glade
- Overshadowing to the garden of no. 12 Forest Glade
- Bats live in the vicinity and should be protected

#### **Wildlife Trust**

No objection. Advisory provided in relation to Potential Wildlife Site and bats. Informatives recommended.

### **5.0 Planning Policy**

#### **National Planning Policy Framework (NPPF)**

Section 7 – Requiring good design

Paragraph 14 – The presumption in favour of sustainable development

Paragraph 17 – Core planning principles

### **East Midlands Regional Plan**

Policy 2 - Promoting Better Design

Policy 3 - Distribution of new development

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

Policy 1 - Strengthening the network of settlements

Policy 9 - Distribution and location of development

Policy 13 - General Sustainable Development Principles

### **Local Plan**

Policy 35 - Housing: Within Towns

### **Supplementary Planning Documents**

North Northamptonshire Biodiversity SPD

## **6.0 Financial/Resource Implications**

None

## **7.0 Planning Considerations**

The key issues for consideration in this application are:

1. Principle of Development
2. Residential Amenity
3. Design
4. Biodiversity

### 1. Principle of Development

Paragraph 14 of the National Planning Policy Framework (NPPF) is clear that at the heart of the policy framework is a presumption in favour of sustainable development. This means that development proposals that accord with the development plan should be approved without delay.

The application site is within the town boundary of Kettering, as defined by Policy 35 of the Local Plan, in an established residential area. Policy 1 and 9 of the North Northamptonshire Core Spatial Strategy (CSS) direct development to existing urban areas. The proposal is for an extension to an existing dwelling, within its curtilage, in an area surrounded by similar residential units. As such, the principle of such development in this area is established.

### 2. Residential Amenity

Paragraph 17 of the NPPF echoes Policy 13 (l) of the CSS which states that development will not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking.

To the north, there are no further dwellings as the site is bordered by woodland. The introduction of 2 no. 1st floor windows to this aspect would, therefore, have no overlooking implications. To the south there would be no

impact on the neighbouring no. 13 Forest Glade as the development proposed is to the north elevation of the dwelling.

To the west it is not considered that any adverse impacts would result on no. 10 the Saplings, which shares a rear boundary with the site. This boundary is some 16m from the extent of the extension with a separation distance of around 26m between the 2 dwellings which are at an angle of around 60°. Given these distances and orientation there would be no loss of light or overlooking impacts; the introduction of an additional 1st floor window to the rear elevation would not be materially different to the existing 1st floor windows in this respect.

To the east, the dwelling faces no. 12 Forest Glade at a distance of around 12m with both dwellings orientated at an angle away from each other so this gap increases to the south. The front elevation of the proposed extension would face the north side gable end of no. 12 Forest Glade, which has no first floor windows on this elevation, and a small north-western-most corner of the dwelling's wrap-around gardens.

In terms of potential overlooking or loss of privacy to the east, an additional 1st floor window would be introduced. However, it is not considered that this would result in an undue level of overlooking to no. 12 or be materially different from the existing level of overlooking which exists. No. 15 currently has 3 existing 1st floor windows which face this property at a distance of 6m to the curtilage and 11m to the dwelling (at the closest point) at an angle of around 70°. The new window would be similarly distant and angled to its neighbour. The new window would face the north-west corner of the side garden of no. 12. However, there would be a distance of 7m from the boundary which is considered a sufficient gap to preserve privacy, particularly as the dwelling's detached double garage lies between the proposed extension and the curtilage of no. 12. The new window would directly face the pitched gable end of this structure which would fetter any potential direct potential lines of sight, extending as it does to over 4.5m in height – as high as the highest point of the proposed window.

In terms of potential overbearing impact, or loss of light, to the east, the separation distances and orientation described above, coupled with the proximity of the existing gable end of the double garage to the boundary, mean that no unacceptable overbearing or overshadowing impact would ensue. The 2 storey extension would be over 12m from the closest window of no. 12 and 7m from the boundary of the north-western corner of its garden. This section of garden is currently addressed by the gable end of no. 15's double garage which extends to over 4.5m in height. This structure would continue to have the most impact in terms of light from the west to this section of the garden. It is considered that a 2 storey structure some 7m back from this extent would not have a significant impact. This is particularly the case given its orientation in relation to the sun; meaning the predominant source of light to this area is from the south / south-east which would remain unaffected by the proposal.

It is therefore considered that the proposal would have no detrimental impact

on the amenity of no. 12 in terms of loss of light, overbearing impact or overlooking to either the dwelling or its curtilage. The vast majority of no. 12's gardens fall to the east and south of the dwelling and would remain totally unaffected by the proposal; while the

impact of the proposal on the north-western corner of the dwelling's garden has been demonstrated to be acceptable.

It is therefore considered that the proposal is in accordance with CSS Policy 13 as it would not result in any unacceptable impacts on neighbouring amenity.

### 3. Design

The dwelling is a brick built, pitched roof structure with gable features and decorative detailing. The dwelling is a large, family-sized dwelling as are surrounding dwellings.

In terms of scale, mass and overall design the proposal is considered to be proportionate to and reflective of the existing property and character of the area. Moreover, the location of the extension to the north elevation of the dwelling, which is itself, set back and visually detached from the street, means the impact of the extension on the streetscene would be minimal. Sufficient gardens would remain for the amenity of the residents of the dwelling, and to preserve the character of the area.

Materials are proposed to match the existing dwelling, and this could be secured by condition.

The proposal is, therefore, acceptable in design terms and accords with East Midlands Regional Plan Policy 2 and criteria (h) of Policy 13 of the CSS

### 4. Biodiversity

The site and surrounding dwellings fall within a Potential Wildlife Site (PWS). However, this designation predates the development of 63 dwellings on an area of woodland. Only a small section of the woodland which surrounds the dwellings now remains. The presence of bats in the locale was cited in a neighbour objection. Policy 13 (o) of the CSS requires new development to conserve and enhance biodiversity.

In this connection the Wildlife Trust were consulted on the proposal. The Trust raised no objection; stated that an up-front ecological survey was not required; and recommended informatives. It is considered that, with the provision of the informatives, that the proposal would have no detrimental impact on surrounding biodiversity or protected species.

### Conclusion

The proposed extension is in accordance with the relevant policies of the Development Plan and there are no material considerations which indicate planning permission should not be granted. The principle of development is established, there would be no unacceptable detrimental impact on

neighbouring residential amenity and the design is appropriate. In accordance with the duty under Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application is recommended for approval.

**Background Papers**

Title of Document:

Date:

Contact Officer:

Chris Rose, Development Officer on 01536 534316

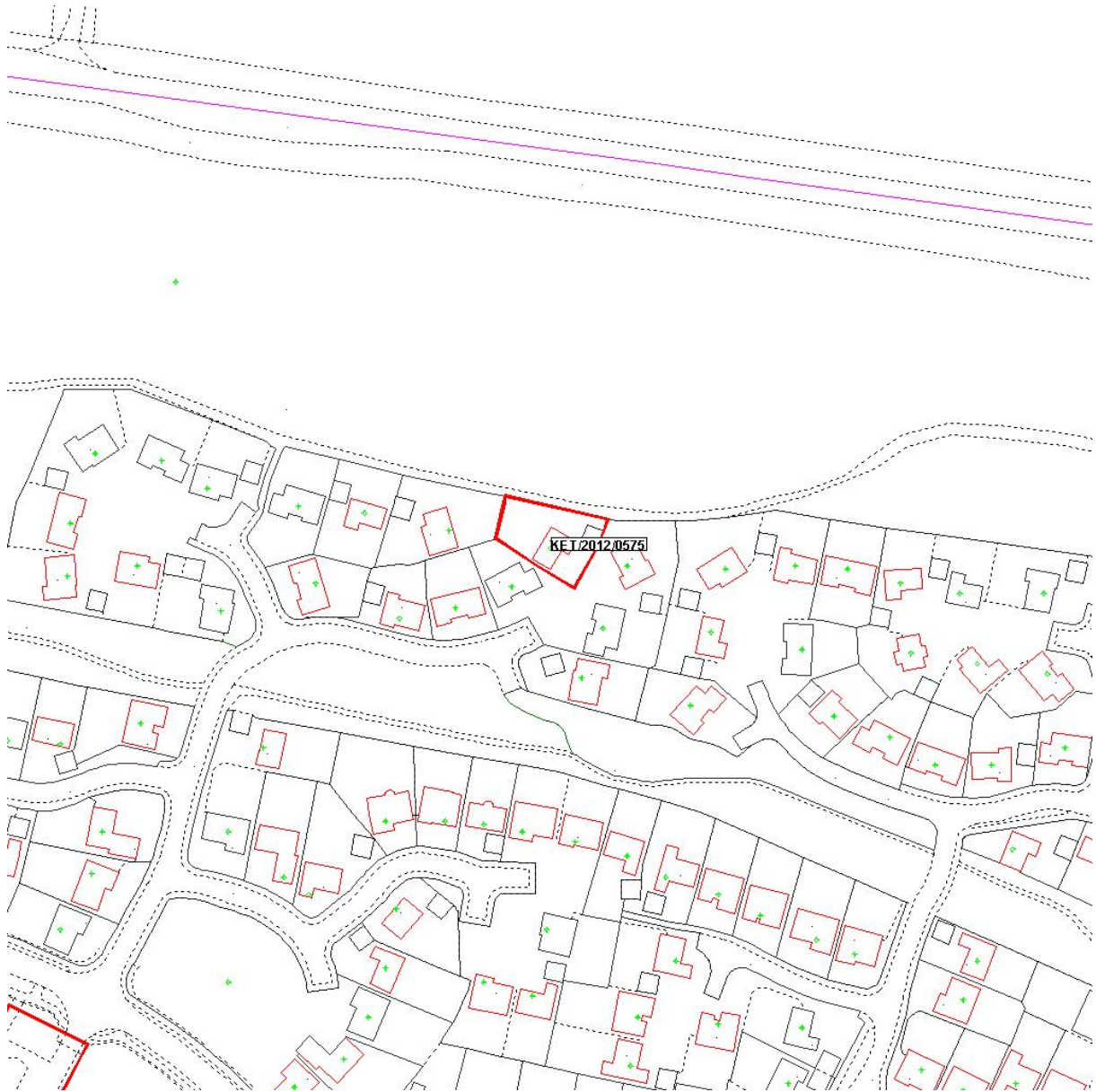
**Previous Reports/Minutes**

Ref:

Date:

# SITE LOCATION PLAN

15 Forest Glade, Kettering  
Application No.: KET/2012/0575



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