

BOROUGH OF KETTERING

Committee	Full Planning Committee - 06/11/2012	Item No: 4.5
Report Originator	Mark Coleman Assistant Development Officer	Application No: KET/2012/0589
Wards Affected	Queen Eleanor and Buccleuch	
Location	10 Cranford Road, Barton Seagrave	
Proposal	Full Application: Change of use from a dwelling house to a mixed use comprising a dwelling house and dental workshop.	
Applicant	Mr U Ludeks	

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 dental workshop use shall only be carried out within the area identified as 'dental workshop' on the floorplan (drawing no. 01) received by the Local Planning Authority on 18th October 2012 and hereby approved.

REASON: In order to control the extent and intensity of the dental workshop use in the interests of protecting neighbouring amenity from unacceptable levels of disturbance and in order to protect the residential character of the area, in accordance with Policy 2 of the East Midlands Regional Plan, Policy 13 of the North Northamptonshire Core Spatial Strategy, and Sustainable Design Supplementary Planning Document.

3. The dental workshop use hereby permitted shall not operate to serve visiting members of the public in accordance with the terms of the submitted application.

REASON: In the interests of clarifying the planning permission and to protect neighbouring amenity for noise disturbance, and to protect the character and appearance of the area and highway safety in accordance with Policy 2 of the East Midlands Regional Plan, Policy 13 of the North Northamptonshire Core Spatial Strategy, and Sustainable Design Supplementary Planning Document.

4. There shall be no external storage of supplies, stock or other goods associated with the dental workshop use hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to control the extent and intensity of the dental workshop use

hereby approved in the interests of protecting neighbouring amenity in accordance with Policy 2 of the East Midlands Regional Plan, Policy 13 of the North Northamptonshire Core Spatial Strategy, and Sustainable Design Supplementary Planning Document.

5. The dental workshop use hereby approved shall only be operated by persons living at 10 Cranford Road, Barton Seagrave and shall not be operated as an unit independent of the dwellinghouse.

REASON: To clarify the extent of the planning permission and to prevent the establishment of a more intensive dental workshop use which would otherwise result in an unacceptable impact on neighbouring amenity in accordance with Policy 2 of the East Midlands Regional Plan, Policy 13 of the North Northamptonshire Core Spatial Strategy and Sustainable Design Supplementary Planning Document.

6. The materials to be used in the construction of the external surfaces (including the windows and doors) of the development hereby permitted shall match, in type, colour and texture those on the existing building.

REASON: In the interests of protecting the character and appearance of the area in accordance with Policy 2 of the East Midlands Regional Plan, Policy 13 of the North Northamptonshire Core Spatial Strategy, and Sustainable Design SPD.

Notes (if any) :-

- The applicant is advised that the change of use hereby permitted by this planning permission results in a mixed use which does not benefit from permitted development rights granted under Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Act 1995 (as amended) normally associated with a residential dwelling (C3) use. As a result, separate planning permission will be required for new development associated with the new use.

Justification for Granting Planning Permission

The proposal is in accordance with national and local policies as set out in Policies 4 and 7 of the National Planning Policy Framework, Policies 1, 2, 3 and 48 of The East Midlands Regional Plan, Policies 1, 9, 11, and 13 of the North Northamptonshire Core Spatial Strategy. The proposal is also in accordance with adopted Supplementary Planning Document Sustainable Design. Although there is some conflict with Policy 7 of the Local Plan, in this instance the issues raised do not outweigh the principle policies referred to. There are no other material considerations that indicate against this proposal.

Officers Report

3.0 Information

Relevant Planning History

KE/1988/0093 – Extension of double garage and bedroom over (Approved: 03.03.88)

Site Description

Officer's site inspection was carried out on 01.10.12. The site is located on a ribbon of housing development situated halfway between Cranford and Barton Seagrave within the Buccleuch ward. The site is currently occupied by a large, detached dwelling house built circa 1950. The dwelling has a hipped roof with centrally positioned intersecting gable. Fenestration detailing reinforces a strong symmetry to the appearance of the front elevation. An integral garage is located to one side with bedroom above which was built circa 1988. The dwelling is constructed from brown brick, and grey concrete interlocking tiles. Windows are white UPVC. To long rear garden extends approximately 80m and backs on to the A14. To the front, the garden is laid to parking with sufficient space for a number of vehicles. Beyond this to the north is Cranford Road and open fields. Residential properties are located either side and follow a rigid building line.

Proposed Development

The proposal is for the conversion of an existing domestic garage for use as a dental workshop by the occupier of 10 Cranford Road, Barton Seagrave. External alterations consist of the removal of the existing garage doors to the front and back elevation and replacement with window and door inserts and brick surround.

Any Constraints Affecting The Site

Classified C Road

4.0 Consultation and Customer Impact

Barton Seagrave Parish Council

No objection

Environmental Health, Kettering Borough Council

No objection

Highway Authority

No objection

Neighbours

No objections

5.0 Planning Policy

National Planning Policy Framework

Policy 4: Promoting Sustainable Transport
Policy 7: Requiring Good Design

Development Plan Policies

East Midlands Regional Plan

Policy 1: Regional Core Objectives
Policy 2: Promoting Better Design
Policy 3: Distribution of new development
Policy 48: Regional Car Parking Standards

North Northamptonshire Core Spatial Strategy

Policy 1: Strengthening the Network of Settlements
Policy 9: Distribution and Location of Development
Policy 11: Distribution of jobs
Policy 13: General Sustainable Development Principles

Local Plan

Policy 7: Environment: Protection of the Open Countryside

Emerging Policies (Local Development Framework)

Site Specific Proposals LDD – Options Paper Consultation March 2012.

SPD

Sustainable Design

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Amenity
3. Character and appearance
4. Parking and highway safety

1. Principle of development

The site is located within an established ribbon of housing development located between Cranford and Barton Seagrave, within open countryside. Whilst the principle of residential development together with the benefit of permitted development rights has already been established, Policy 7 of the Local Plan does not allow development in open countryside except where provided within the Local Plan. Policy 1 (CSS) limits support for development in open countryside to sites adjoining village boundaries where it involves the re-use of buildings, which is reiterated by Policy 11 (CSS). Furthermore, Policy 9 (CSS) seeks to strictly control new building development in open countryside outside of Sustainable Urban Extension Areas.

Emerging policy contained within the Site Specific Proposals LDD – Options Paper Consultation March 2012 also proposes an enlarged village/town boundary for Kettering and Barton Seagrave to include the application site. This proposed boundary change takes account of the Kettering East Urban Extension which abuts the site. Following consultation on the Site Specific Proposals LDD – Options, the town/village boundary changes have been endorsed by planning committee subject to further investigation relating to the inclusion of Weekley Hall Farm to the north of Kettering. As a result, the inclusion of the application site within the emerging LDD is a material consideration which can be given a degree of weight in considering the principle of development.

In this instance, the proposal is very small scale and involves the partial re-use of the existing footprint of 10 Cranford Road, and does not involve the erection of additional buildings. Subject to condition securing the use to benefit the occupier of the 10 Cranford Road only, the use not being open to visiting members of the public, and the dental workshop use being limited to the area shown on the submitted plan in order to limit the intensity of the workshop use, the proposal is acceptable in principle and accords with the relevant parts of Policies 1, 9, 11 and 13 (CSS), and Policy 3 (EMRP).

2. Amenity

The proposed external alterations do not have an unacceptable impact on neighbouring amenity, and the proposed use as a dental workshop at the scale proposed is not considered to give rise to a significant impact either.

The applicant has confirmed the intended operating hours will be 9am – 5pm Monday to Friday. However, a limitation on the operating hours has not been considered necessary as the scale of the operations is so small and dental workshop activities tend not to give rise to noise nuisance. Subject to conditions discussed in section 1 of this report, the proposal is considered to be acceptable.

3. Character and appearance

External alterations are limited to the part of the lower ground floor section of the building, and involve the replacement of the garage doors with windows and domestic door, and brick surround. To reinforce the symmetrical appearance of the property, the applicant has submitted revised plans which set the window to the ground floor front elevation in a central position in accordance with the window above. Subject to conditions securing the use of matching brick and fenestration materials, and prohibiting the storage of stock or products outside, the proposal is acceptable.

4. Parking and highway safety

The proposal secures adequate parking and vehicle manoeuvring space for delivery vehicles and residential parking.

Conclusion

Subject to conditions already discussed, and in accordance with the statutory duty of Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the proposed development is acceptable and recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Mark Coleman, Assistant Development Officer on 01536
534316

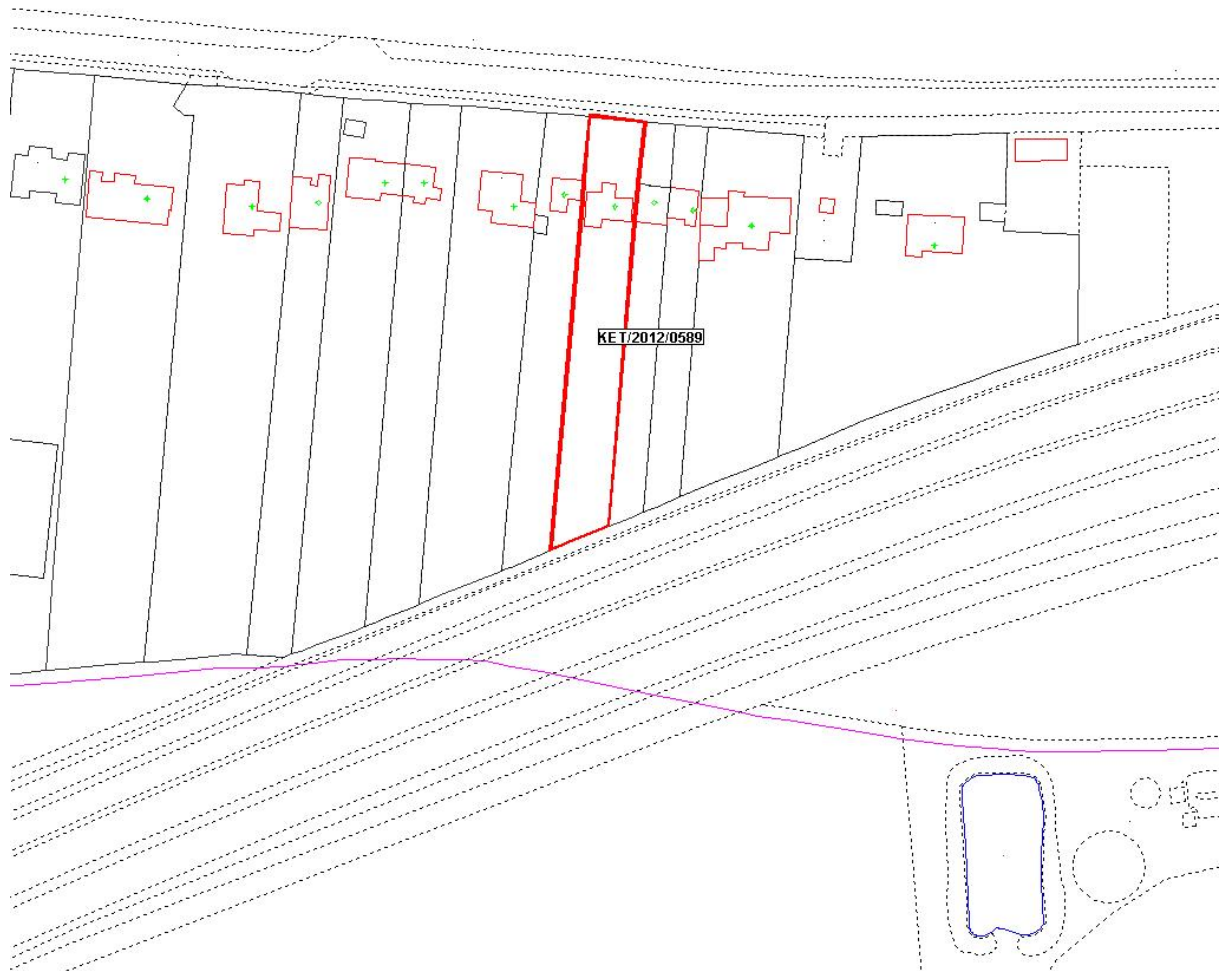
Previous Reports/Minutes

Ref:

Date:

SITE LOCATION PLAN

10 Cranford Road, Barton Seagrave
Application No.: KET/2012/0589



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

LA078344

Date: 14/09/2012 14/09/2012 Do not scale from this map. For illustrative purposes only.

