

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 06/11/2012</b>	<b>Item No: 4.6</b>
<b>Report Originator</b>	<b>Mark Coleman Assistant Development Officer</b>	<b>Application No: KET/2012/0618</b>
<b>Wards Affected</b>	<b>Burton Latimer</b>	
<b>Location</b>	<b>23 Hollands Drive, Burton Latimer</b>	
<b>Proposal</b>	<b>Full Application: Two storey side extension with conservatory to rear</b>	
<b>Applicant</b>	<b>Mrs K Albery</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 (including cill, lintel and window details) 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 Supplementary Planning Document.

3. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the north elevation or roof plane of the development.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with policy 2 of the East Midlands Regional Plan and Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. The approved landscape details as set out in drawing no. K.PA/BL/P1/1 Rev B received by the Local Planning Authority on 25th October 2012 and contained in the email dated 22nd October 2012 at 11:30 shall be carried out in the first planting season following the completion of the development and any plants which (including existing retained planting) within a period of 5 years from the date of planting die, are

removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: In the interests of the 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 Supplementary Planning Document.

Notes (if any) :-

- The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or other device or apparatus for which a licence must be sought from the Highway Authority.

### **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, Policies 2, 3 and 11 of The East Midlands Regional Plan, and Policies 1, 9 , 13 of the North Northamptonshire Core Spatial Strategy. The proposal is also in accordance with adopted Supplementary Planning Document. The issue relating to loss of access to natural light is material planning considerations and, in reaching the decision to approve the proposal, has been carefully weighed against all relevant policy considerations.

## **Officers Report**

### **3.0 Information**

#### **Relevant Planning History**

KE/1996/0727 - Approval of Reserved Matters: Construction of dwellings, garages, roads, sewers and associated works (Approved: 12.03.97)

KE/1994/0276 - Outline: Residential Purposes Ancillary Open Space Landscaping New Access To Higham Rd. Demolish Bungalow At 35 Higham Rd For Access. Demolish Farm Bungalow/Bldings (Approved 15.11.94)

#### **Site Description**

The site is located to the east of Burton Latimer within an existing 1990's residential development. The site is occupied by a two storey dwelling house, constructed from red brick with grey concrete tiled roof. Windows are white UPVC. The plot and immediately surrounding land slopes gently downhill in a south easterly direction. The dwelling is designed to an 'L' shape footprint with traditional ridge roof and intersecting gable. A tarmac driveway leads to a detached garage to the rear side. To the front (east), the garden has been block paved to provide additional parking. To the rear (west) the garden slopes downhill in a south and is primarily laid to lawn. Beyond this to the west is a dormer style bungalow which sits on higher ground. Neighbouring the site to the north and south are dwelling houses which form part of the same estate, which are positioned to follow the route of the highway. No. 25 Hollands Drive is situated to the north of the application site and is angled 45° towards the application site, but remains facing the highway. A footpath linking Latimer Close with Hollands Drive separates the two properties and is partially lined by beech hedging.

#### **Proposed Development**

The proposal is for a two storey side extension and ground floor conservatory to the rear of the new extension. The development will provide an additional family room and conservatory, and enlarge two existing bedrooms.

#### **Any Constraints Affecting The Site**

None

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

#### **Burton Latimer Town Council**

No objection.

#### **Neighbours**

No objections

### **5.0 Planning Policy**

#### **National Planning Policy Framework**

Policy 7: Requiring Good Design

## **Development Plan Policies**

### **East Midlands Regional Plan**

Policy 2: Promoting Better Design

Policy 3: Distribution of New Development

Policy 11: Development in the Southern Sub-Area

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

Policy 1: Strengthening the Network of Settlements

Policy 9: Distribution & Location of Development

Policy 13: Distribution and Location of Development

### **SPGs**

Sustainable Design 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. Amenity
3. Character and appearance of the area

### **1. Principle of Development**

The proposal to extend an existing dwelling within an existing settlement area is supported in principle by CSS policies 1 and 9, and Policy 11 (EMRP). CSS Policy 13 seeks a high standard of design which respects and enhances the character and visual amenity of the surrounding area; and does not result in unacceptable impacts on neighbouring amenity through loss of light or overlooking. This is supported by national policy advice in para's 56, 58, 64 of the National Planning Policy Framework, and at a regional level by Policy 2 (EMRP). It is considered that the development broadly meets these policy objectives, subject to detailed considerations discussed below.

### **2. Amenity**

Current separation distances between the host property and 25 Latimer Close are approximately 22m which will remain unchanged, and existing levels of privacy and access to natural light from the east will be preserved. As a result, impact on this neighbouring property is acceptable.

The occupiers of 25 Hollands Drive, while not objecting, have expressed concerns over loss of access to natural light and views affecting a bedroom to the front of the property and rear garden. A right to a view is not a material consideration and can not be considered further. However, issues of access to natural light and overbearing are material considerations which are now discussed.

The host dwelling is approximately 8m south of 25 Hollands Drive (at its closest point); the proposed development will bring this closer by approximately 2.4m – 3.3m, maintaining a separation distance of at approx 6m at its closest point. The orientation of no 25 Hollands Drive looks across the front garden of the application site at an angle, and is not obscured by the proposed extension. As a result, an acceptable outlook across the garden and highway will be maintained without causing an overbearing impact.

Access to natural light from the east / south east of no. 25 Hollands Drive will also remain unaffected and will maintain existing levels of natural light during the morning early afternoon. Whilst natural light from the south is likely to be reduced when viewed from the front lounge window (ground floor) serving no. 25 Hollands Drive, it is considered that the impact will be acceptable as the affected lounge is dual aspect and the effects will be limited to a short period of the day (i.e. early through to mid afternoon), with morning and late afternoon remaining unaffected.

Access to natural light at first floor level will be preserved to the same degree. As a result, it is considered that the proposal will not have an unacceptable or significant impact on access to natural light with respect of No. 25 Hollands Drive. Subject to condition removing permitted development rights for new openings in the north elevation and roof plane, the proposal is considered acceptable in terms of neighbouring amenity and in accordance with Policy 2 (EMRP) and Policy 13 (CSS).

### 3. Character and appearance of the area

The proposed extension is set back and set down from the existing dwelling and reinforces the horizontal emphasis of the original dwelling. Where the proposed extension is sited, the existing hedge is unlikely to survive and details of hedge replanting have been provided which will reinstate the hedgerow and provide a continual soft edge along the boundary once re-established. A landscape condition is recommended in order to secure this. In addition, a condition to require the development to be constructed with matching materials (to include cill and lintel detail) is recommended. Subject to this, will preserve the character of the area and accords with the relevant parts of Policy 2 (EMRP) and Policy 13 (CSS), and Sustainable Design SPD.

### Conclusion

The proposal is acceptable in principle and in terms of its impact on neighbouring amenity and the character and appearance of the area. 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

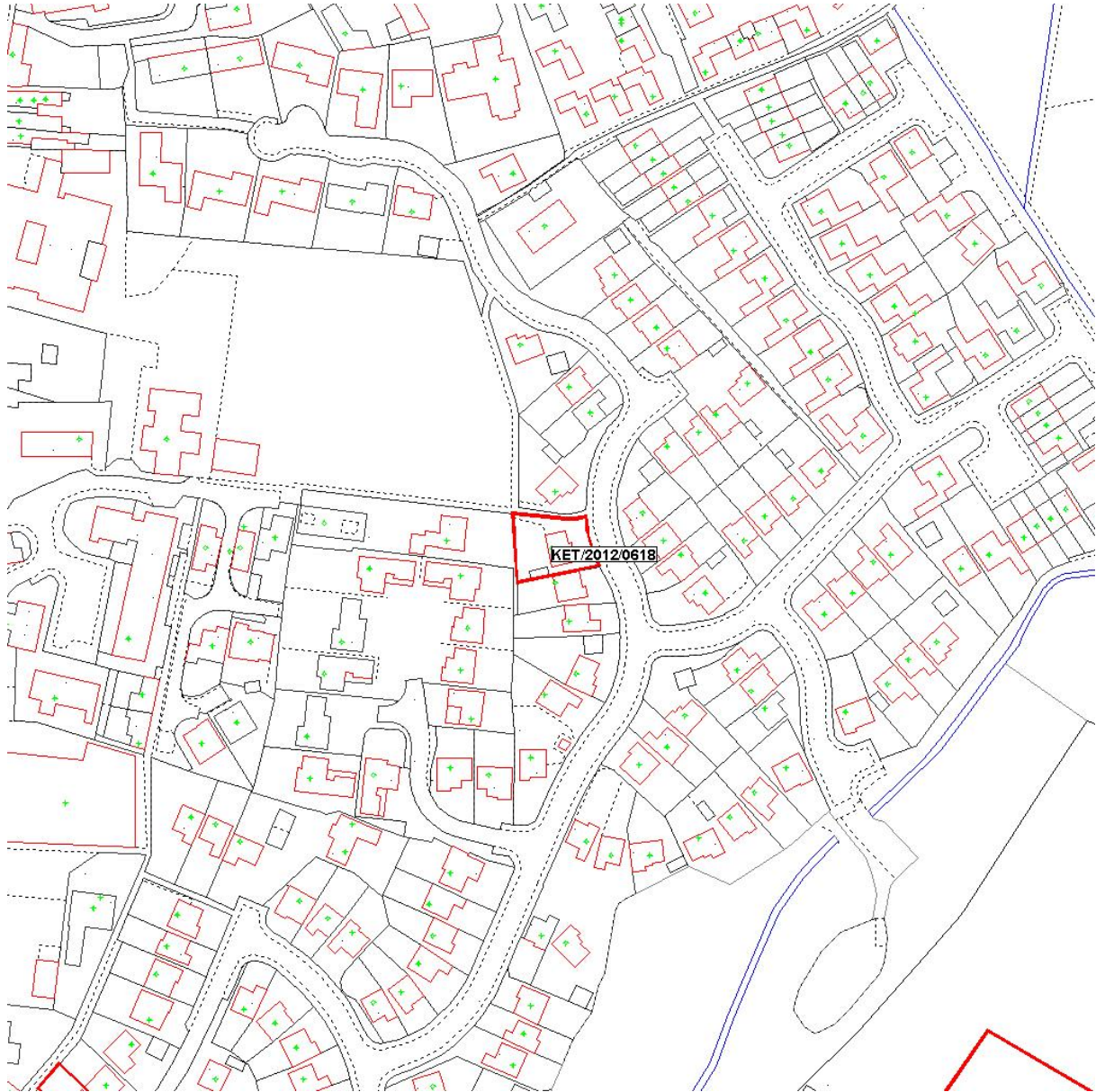
#### **Previous Reports/Minutes**

Ref:

Date:

## SITE LOCATION PLAN

23 Hollands Drive, Burton Latimer  
Application No.: KET/2012/0618



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