

BOROUGH OF KETTERING

Committee	Full Planning Committee - 15/01/2013	Item No: 5.6
Report Originator	Rebecca Collins Senior Development Officer	Application No: KET/2012/0678
Wards Affected	Burton Latimer	
Location	8 Bridle Road, Burton Latimer	
Proposal	Outline Application: Demolition of bungalow and garage and erection of 4 no. dwellings, including access	
Applicant	Mr & Mrs V Cucci	

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 REFUSED for the following reason(s):-

1. The proposal would have an adverse impact upon the visual amenity and character of the locality through the breaking of frontage development and interrupting the pattern of development in this locality in an unsympathetic fashion, setting an undesirable precedent and as such would be contrary to Policy 7 of the NPPF, Policy 2 of the EMRP and Policy 13(h) of the CSS.

2. The proposal would have a negative impact on the amenity of the neighbouring property number 10 Bridle Road due to the position of the proposed access, adjacent to the boundary and garden of this property, and the resultant noise and disturbance from traffic and other movements associated with that access. The proposal is therefore considered contrary to Policy 7 of the NPPF, Policy 2 of the EMRP and Policy 13(l) of the CSS.

Notes (if any) :-

- NONE

Justification for Granting Planning Permission

Not applicable

Officers Report

3.0 Information

Relevant Planning History

KET/2010/0514 - Single storey rear extension and provision of off road parking (APPROVED)

Site Description

Officer's site inspection was carried out on 12/12/2012.

The application site consists of a single storey, pebble dash rendered property with white upvc windows and doors. The existing access which is into the site is off Bridle Road, and slopes down into the application site leading to a single storey garage. There is an existing single storey rear extension to the rear of the property.

The existing property has a significant rear plot, immediately behind the existing property is a small well kept area of domestic garden with a hedge separating this from a much larger plot to the rear roughly measuring 35m x 65m. The proposal includes the demolition of the existing bungalow which is an additional area of roughly 40m x 13m approximately.

Behind the domestic part of the existing garden there is an area of domestic style buildings, sheds, greenhouses etc. The land to the north of this is largely unkempt, covered with fruit trees. The land to the rear, to the west has fewer fruit trees and is in a better state than the land to the north however, still largely unmanaged.

There is a 1.8m close boarded fence to the southern boundary of the application site. Leylandii planting to the northern boundary. A 1.8m close boarded fence to the rear boundary, western, with two-storey dwellings behind.

The properties either side of the application site, numbers 6 and 10 are single storey properties, to the rear of no.10 is a large single storey rear extension and number 10 is set significantly back from the highway, breaking the building line from all other properties with a garage to the front of the property.

Proposed Development

The proposal is for outline planning permission for four no. dwellings with all matters reserved apart from access.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Parish/Town Council

Object to the proposal on the grounds that:

- No traffic report has been submitted
- Visibility splays are inadequate
- Not a designated site
- Overdevelopment
- Inaccurate and out of date drawing
- Entrance from Station Road to Bridle Road is inadequate.
- The proposal would be overbearing to no. 10 Bridle Road, vehicles entering and leaving the site will cause light pollution as properties on this site of Bridle Road are on a lower ground level.

Highway Authority

No objection subject to:

- The access shall be a minimum width of 4.5m for at least 10m and shall be paved with a hardbound surface and the maximum gradient should not exceed 1 in 15. Visibility splays of 2.4m x 2.4m shall be provided either side of the access and kept free of obstacles.
- No gates, barriers or means of enclosure shall be erected within 5.5m of the highway boundary and shall be hung to open inwards.
- Any existing access shall be removed.

Police

No objection subject to consideration of:

- All windows on the ground floor should meet BS7950 safety glazing
- All external doors should conform to PAS23/24
- The development should accord to principles of secured by design.

Environmental Health

No objection subject to a contaminated land condition.

Neighbours

Three neighbouring properties have objected to the proposal, numbers 2 and 6 Bridle Road and number 28 Sandpiper Close, for the following reasons:

- Bridle Road is one way and heavily trafficked, the proposal will compromise highway safety
- The proposal will result in undue noise and disturbance
- Bridle Road is too dangerous to have additional cars exit out on to
- The design of the proposal is poor and out of character
- The proposed development will result in overdevelopment of the application site
- The proposal will impact neighbouring amenity through overshadowing, overlooking and loss of privacy
- The proposal will impact on existing trees and local wildlife
- The proposed dwellings are close to boundaries affecting outlook

- The OS map used does not show extensions to 6 and 10 Bridle Road
- Access to the site should be greater than 75m from the narrow part of Bridle Road
- Local sewerage issues
- If approved the resultant dwellings should be single storey only and the layout amended.

5.0 Planning Policy

National Planning Policy Framework

Policy 6 – Delivering a wide choice of high quality homes

Policy 7 – Requiring good design

Development Plan Policies

East Midlands Regional Plan

Policy 2 – Promoting better design

North Northamptonshire Core Spatial Strategy

Policy 1 – Strengthening the network of settlements

Policy 7 – Delivering housing

Policy 10 – Distribution of housing

Policy 13 – General sustainable development principles

Policy 14 – Energy efficiency and sustainable construction

Local Plan

Policy 35

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
2. Character
3. Amenity
4. Access
5. Other issues

1. Principle

The application site lies within the designated town boundary of Burton Latimer in accordance with policy 35 of the Local Plan for Kettering Borough and policies 1 and 10 of the North Northamptonshire Core Spatial Strategy (CSS). The CSS defines Burton Latimer as a 'Smaller Town', a secondary focus for

development after Kettering (which is defined as a Growth Town) due to its relatively good level of services and public transport.

Policy 6 of the National Planning Policy Framework (NPPF) encourages use of land within existing settlements where future occupants can benefit from established amenities and public transport. Policy 9 of the Core Spatial Strategy (CSS) states that priority will be given to previously developed land and that this should provide for at least 30% of the overall housing requirements for North Northamptonshire. The NPPF classifies garden land as previously undeveloped and is therefore not a priority for development.

Whilst the proposed development is located within the settlement boundary of Burton Latimer and is considered acceptable in principle, concerns relating to the impact of the proposal upon the character of the area remain and are further discussed below.

2. Character

Paragraph 14 of the NPPF places at the heart of planning a presumption in favour of sustainable development, with good design forming a key element of this. Local Planning Authorities must seek to secure a high quality of design and a good standard of amenity for all existing and future occupants of land and buildings. Policy 2 of the EMRP promotes high quality design, Policy 13 (h) of the CSS states that new development should be high quality in design and it should respect and enhance the character of its surroundings.

The application site is located to the rear of existing properties off Bridle Road. The properties off Bridle Road comprise of single storey and two storey dwellings, set in large plots fronting onto Bridle Road on both sides of the street. There are no visible residential properties to the rear of the existing in this location. The proposal would therefore interject a new form of development in the area resulting in the breaking of frontage development, the introduction of an estate access and an alien form of development, to the rear of existing properties where development of this nature would not expect to be seen. Development in this location would have no relationship with the prevailing pattern of frontage development, and would set an undesirable precedent making similar future proposals difficult to resist.

By virtue of being back land development and breaking frontage development which is the over-riding character of the area, the proposal would have an adverse impact upon the visual amenity and character of the locality, interrupting the pattern of development in this locality in an unsympathetic fashion, setting an undesirable precedent and as such would be contrary to Paragraph 17 and Section 7 of the NPPF, Policy 2 of the EMRP and Policy 13(h) of the CSS.

3. Amenity

Objections have been received with regards to the location of the proposed development and access which would have a negative impact on the amenity of neighbouring properties. The layout is a reserved matter so it is possible that this could be amended to reduce any impacts of overlooking,

overshadowing or overbearing and building heights, boundary treatments and landscaping could also be conditioned to reduce any negative impacts. However, the proposed access is a matter to be considered through this application. The proposed access is shown adjacent to the boundary with number 10 Bridle Road, this could have a negative impact on the amenity of this property through increased vehicular movements, light from headlights and additional noise. The proposal is therefore considered contrary to Policy 13 of the CSS and policy 2 of the EMRP.

4. Access

Access is not a reserved matter and therefore should be considered when determining this application. The Highways Authority have commented on this application with regards to access width and visibility, the proposed access appears sufficient in width but the visibility splays shown are 2m x 2m not 2.4 x 2.4m as required. Given the width of the site (13m at the point of access with Bridle Road) it is considered that a 4.5m wide access and 2.4 x 2.4m visibility splays can be achieved and a detailed plan showing access and visibility splays can be conditioned. The other matters raised by the Highways Authority with regards to gates, gradient, surfacing and existing access could also be conditioned. The proposal is therefore considered in accordance with policy 13 of the CSS.

5. Other issues

It is noted that there are a number of trees within the application site, however, the majority of trees are fruit trees and given the residential character of the area and the surrounding residential properties it is not considered that development would have a significant impact to warrant the refusal of planning permission on this basis.

Conclusion

By virtue of being back land development and breaking frontage development which is the over-riding character of the area, the proposal would have an adverse impact upon the visual amenity and character of the locality, interrupting the pattern of development in this locality in an unsympathetic fashion, setting an undesirable precedent. The proposal would also have a negative impact on the amenity of the neighbouring property number 10 Bridle Road due to the position of the proposed access, adjacent to the boundary and garden of this property, and the resultant noise and disturbance from traffic and other movements associated with that access. The proposal is therefore considered contrary to Policy 7 of the NPPF, Policy 2 of the EMRP and Policy 13(h and l) of the CSS.

Background Papers

Title of Document:

Date:

Contact Officer:

Rebecca Collins, Senior Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date:

SITE LOCATION PLAN

8 Bridle Road, Burton Latimer
Application No.: KET/2012/0678



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