

BOROUGH OF KETTERING

Committee	Full Planning Committee - 15/01/2013	Item No: 5.8
Report Originator	Fjola Stevens Development Officer	Application No: KET/2012/0757
Wards Affected	Slade	
Location	8 Pasture End, Mawsley	
Proposal	Full Application: Two storey side and first floor extension	
Applicant	Mr P Ambler	

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 dwelling.

REASON: In the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

3. The materials and finishes of the windows hereby permitted shall match the materials and finishes of the windows on the existing dwelling.

REASON: In the interests of amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

4. 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 Class A shall be made at first floor level in the north west elevation of the extension hereby permitted.

REASON: In the interests of protecting the privacy of the occupiers of the neighbouring dwelling in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

5. The rooflights hereby permitted shall sit flush with the plane of the roof and shall be maintained as approved in perpetuity.

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 the Core Principles and Section 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

None

Site Description

Officer's site inspection was carried out on 18th December 2012.

The application property is a 2 storey detached dwelling with brick elevations, plain tiled roof and white windows. The dwelling is located at the northern end of Pasture End with its flank elevation sitting alongside Hawthorn Avenue. There is a footpath link between Pasture End and Hawthorn Avenue alongside the north east boundary of the site. The property is surrounded by residential properties, most of which are detached in the immediate vicinity and ranging from 2 to 3 storeys.

A double garage with pitched roof sits in front (to the North) of the main dwelling and car parking is provided for 2 cars within the site. The site slopes upwards from north east to south west and therefore the grassed area of the front garden rises up towards the house and steps lead up to the front door.

Proposed Development

This application seeks planning permission for a 2 storey extension to link the existing garage to the house and a first floor extension above the existing garage which is to be retained.

Any Constraints Affecting The Site

None

4.0 Consultation and Customer Impact

Parish Council

Mawsley Parish Council object to the above planning application as we feel it will affect the sight lines and surrounding area.

Neighbours

None received

5.0 Planning Policy

National Planning Policy Framework

Core Principles

S. 7 Requiring good design

Development Plan Policies

East Midlands Regional Plan

P. 2 Promoting better design

North Northamptonshire Core Spatial Strategy
P. 13 General sustainable development principles

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

1. Design and visual amenity
2. Residential amenity

This application seeks permission for an extension to a dwelling which lies within an existing built up area, and therefore the proposal is acceptable in principle. The key issues for consideration in this application are therefore 1) design and the impact upon visual amenity and 2) the impact upon neighbours.

1. Design and visual amenity

The NPPF, Policy 2 of the EMRP and Policy 13(h) of the CSS all require high quality design which respect and enhance its setting.

The proposed extension appears to be a large addition to the existing dwelling, of significant height due to the changes in levels within the site (7.9m at lowest point and 8.4m at its height point at the northern end of the extension). However it would be set down from the height of the main dwelling for its entire length and therefore it would appear subservient to the main dwelling. In addition, much of the extension would be an infill extension up to and above the existing garage, which already has a height of approx. 5m. The extension makes use of small dormer style windows and rooflights for light and ventilation ensuring the bulk of the extension has been kept to a minimum and that the proposed fenestration sits well alongside the existing first floor fenestration. It is therefore considered that whilst the extension may be significant in size, due to the design of the addition, it would not be an incongruous addition to the dwelling and it would not detract from the visual amenity of the existing dwelling.

In terms of the impact upon the street scene, it is noted that there are several large properties within close proximity to the application site, including the neighbouring dwelling on Pasture End. Therefore the resulting dwelling would not appear out of keeping with the street scene. In addition the proposed eastern elevation of the application property would be improved significantly by the insertion of fenestration on the existing dwelling and the proposed extension, thereby introducing some features of interest on an existing blank flank wall and also providing natural surveillance of the footpath alongside the dwelling. It is therefore considered that the proposal would have a positive impact upon the Hawthorn Avenue streetscene.

The proposed extension would reduce some of the openness that exists at present but not to a degree that would warrant refusal of the application on

design grounds. The footpath link between Hawthorn Avenue and Pasture End would be retained and therefore views between the two streets would be retained. In addition the proposed extension would be opposite an existing 3 storey property on Hawthorn Avenue, and as such the view from Pasture End towards Hawthorn Avenue is characterised by a higher building and that building would remain the backdrop, and as stated previously there would also be improvements to the elevation fronting Hawthorn Avenue. Taking into consideration the design, scale and massing of the proposed extension it is considered that the proposed extension would not detract from the host dwelling and it would have a positive impact upon the streetscene thereby ensuring that the development respects and enhances the amenity of the surrounding area. The proposal therefore accords with national, regional and local planning policies regarding good design.

2. Residential amenity

Policy 13(l) of the CSS states that new development should not have an unacceptable impact upon neighbours as a result of loss of light or overlooking.

The nearest dwelling is to the south west of the application site (6 Pasture End). Therefore the existing dwelling would screen part of the extension and beyond that point there would be a distance of approx. 13m between the proposal and the neighbouring dwelling (wall to wall). As such, the proposal would not have an overbearing impact and it would not result in loss of light. The proposed windows on the south west elevation would overlook the driveway of the host dwelling and the street and therefore would not have an unacceptable impact upon 6 Pasture End.

The neighbouring dwelling to the north west (23 Pasture End) would be 12m (wall to wall) from the proposed extension. Given this distance and the orientation of the properties it is considered that the proposed extension would not have an overbearing impact and would not result in loss of light. The proposal as originally submitted included a first floor bedroom window 9m from the garden associated with 23 Pasture End and it was considered that this would have resulted in an unacceptable level of overlooking. The proposal has been revised to remove this window and as a result the proposal would not result in overlooking of the neighbouring property to the north west.

The neighbouring dwellings to the east are sited on the opposite side of Hawthorn Avenue and therefore are an adequate distance from the proposed development to ensure that the proposal would not be unneighbourly. The proposal therefore accords with policy 13(l) of the CSS.

Conclusion

In accordance with S.38 (6) of the Planning and Compulsory Purchase Act 2004 planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed extension has been designed to reflect the appearance of the host building and to ensure that it remains subservient to the existing dwelling. In addition as a result of the design and appearance of the extension it would not

have a detrimental impact upon the visual amenity or character or visual amenity of the locality. It is therefore considered that the proposed extension accords with both the relevant policies contained within the Development Plan and the provisions of the National Planning Policy Framework. The proposal is therefore recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Fjola Stevens, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

SITE LOCATION PLAN

8 Pasture End, Mawsley
Application No.: KET/2012/0757



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