

BOROUGH OF KETTERING

Committee	Full Planning Committee - 12/03/2013	Item No: 5.7
Report Originator	Christina Riley Senior Development Officer	Application No: KET/2013/0010
Wards Affected	Barton	
Location	48 Polwell Lane, Barton Seagrave	
Proposal	Full Application: Single storey rear extension	
Applicant	Mr S Cornish	

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.

Notes (if any) :-

- NONE

Justification for Granting Planning Permission

The proposal is in accordance with national and local policies as set out in Paragraphs 7 and 14 of the National Planning Policy Framework, Policies 2 and 3 of The East Midlands Regional Plan and Policies 1, 9 and 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

KE.93.0193 – Extension – Approved 17/5/93

KE.99.0106 – Extension – Approved 10/9/99

KE.99.0744 – Extension – Approved 23/12/99

Site Description

Officer's site inspection was carried out on 04/02/2013. The site is a large detached dwelling and its curtilage. The house sits in a very large plot and has been extended several times, including a large rear conservatory.

Proposed Development

Single storey rear extension.

Any Constraints Affecting the Site

None.

4.0 Consultation and Customer Impact

No comments received.

5.0 Planning Policy

National Planning Policy Framework

Section 7 – Requiring good design

Paragraph 14 – The presumption in favour of sustainable development

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

Kettering Borough Local Plan

Saved Policy 35 – Housing: Within towns

6.0 Financial/Resource Implications

None.

7.0 Planning Considerations

The key issues for consideration in this application are:

1. Principle of Development
2. Design and Impact on Character
3. Impact on Residential Amenity

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 which encompasses Barton Seagrave, as defined by Policy 35 of the Local Plan, in an established residential area. Policy 2 of the East Midlands Regional Plan (EMRP) and Policies 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. Design and Impact on Character

The proposal involves replacing a currently predominantly glazed conservatory with a slightly larger brick built sun room with large windows to the elevations and roof.

It is considered that this is a modest scale extension and one appropriate to the scale of the dwelling, which is a substantial, detached family-sized abode. The proposed design is appropriate to the traditional design of the house which features several existing extensions and interesting and varied building and roof lines. The proposed sun room is reflective of this character, and the introduction of a sun room with more a traditional design and more brick elevations will improve the aesthetics of the rear of the dwelling and present a pleasant aspect when viewed from the substantial gardens.

Drawing 01 indicates that materials, including brickwork and tiles, are to match those on the existing house. This is appropriate and can be secured by condition.

The design of the proposal is therefore considered positively and to be in accordance with CSS Policy 13 (h) and Section 7 of the NPPF, which require a good standard of design and developments which make a positive contribution to character.

3. Impact on Residential Amenity

The proposal is sufficiently distant from its neighbours (which all exist in large plots) so that there would be no detrimental impact on their amenity. In any case the structure and associated fenestration and doors are to the ground floor level only so no overlooking or loss of light impacts could possibly be introduced. The dwelling enjoys a large garden to the rear so the loss of a small part of garden to the extension will not be to the detriment of ensuring sufficient garden amenity space. No negative amenity impacts would,

therefore, arise from the extension which is consequently in accordance with CSS Policy 13 (I).

Conclusion

The proposed extension is wholly meritorious and is in accordance with relevant policies of the Development Plan. There are no material considerations which indicate planning permission should not be granted and the application should be approved.

Background Papers

Title of Document:

Date:

Contact Officer:

Christina Riley, Development Officer on 01536 534316

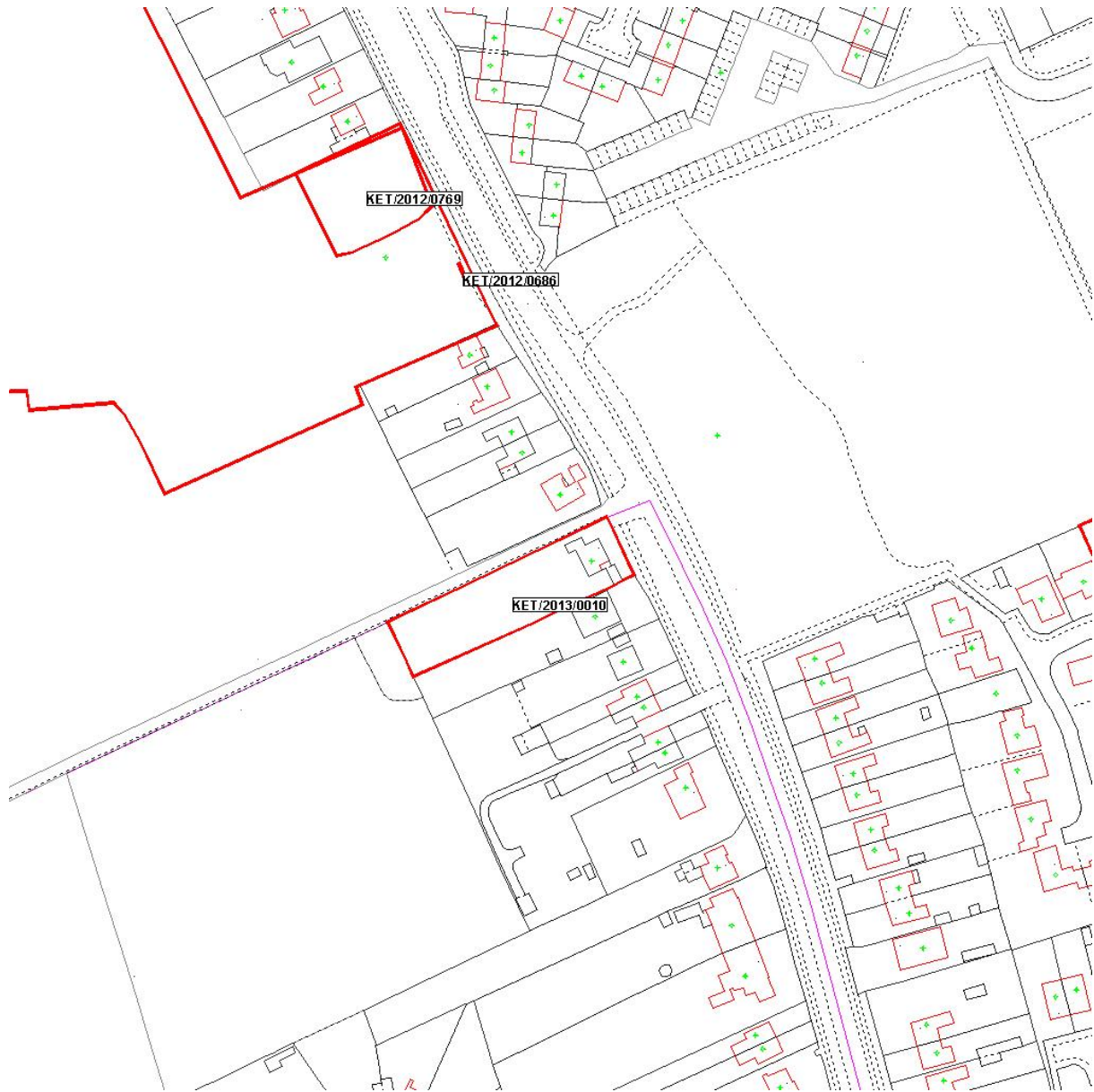
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SITE LOCATION PLAN

48 Polwell Lane, Barton Seagrave
Application No.: KET/2013/0010



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