

BOROUGH OF KETTERING

Committee	Full Planning Committee - 09/04/2013	Item No: 5.4
Report Originator	Rebecca Collins Senior Development Officer	Application No: KET/2013/0050
Wards Affected	Barton	
Location	6 Raven Drive, Barton Seagrave	
Proposal	Full Application: Single storey front and first floor rear extensions	
Applicant	Mr W Singer	

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 building.

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

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 east or west elevation of the building.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Justification for Granting Planning Permission

The proposal is in accordance with national and local policies as set out in Policies 6 and 7 of the National Planning Policy Framework, Policy 2 of The East Midlands Regional Plan, Policies 1 and 13 of the North Northamptonshire Core Spatial Strategy and Policy 35 of the Local Plan for Kettering Borough. The issues relating to loss of light and overshadowing are material planning considerations and, in reaching the decision to approve the proposal, have been carefully weighed against all relevant

policy considerations.

Officers Report

3.0 Information

Relevant Planning History

KE/78/284 – Extension (approved)

Site Description

Officer's site inspection was carried out on 06/03/2013.

The application site consists of a two-storey link terrace, attached to number 8, a residential property on one side (to the west) and link attached by its existing flat roofed garage to the neighbouring properties garage, number 4 (to the east). The dwelling is constructed of red/orange multi brick with white uPVC windows and doors. There is an existing flat roofed uPVC porch protruding from the front elevation to be replaced and a bay window. Along the street scene neighbouring properties have a variety of designs of porches of varying sizes and roof types. The proposed alterations would result in this property and the neighbouring attached property (number 8) having very similar designed porches.

To the rear of the property is an existing single storey flat roofed extension spanning the entire rear of the property (the proposed extension is to sit on top of the existing flat roofed single storey rear extension permitted in 1978). The property has a reasonable sized rear garden with 1.8m high close boarded fencing surrounding the garden. This property is approximately 6 metres from number 4 to the east, separated by the adjoining garage. A wall in excess of 2.7 metres high marks the boundary of the application site with the neighbouring property, number 8. This is the side elevation of number 8's conservatory, which extends out to the rear approximately the same distance as the applicants existing single storey rear extension. Next to the conservatory on the rear elevation of number 8 is an existing single storey rear extension with pitched, lean-to roof.

Proposed Development

The proposal is to replace the existing front porch with a single storey front extension with pitched roof to match that of number 8 and construct a first floor rear extension over the existing footprint of the existing single storey rear extension.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Parish/Town Council

No objections.

Neighbours

Number 8, the neighbouring property to the west of the application site has

objected to the proposal on the ground that the first floor rear extension will impact their amenity through the loss of light to their conservatory on the rear elevation of their property.

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

(The East Midlands Regional Strategy is to be revoked on 12 April 2013 with no policies saved).

North Northamptonshire Core Spatial Strategy

Policy 1. Strengthening the Network of Settlements

Policy 13. General Sustainable Development Principles

Local Plan

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
2. Character
3. Amenity

1. Principle

The proposal is located within the settlement boundary of Barton Seagrave and is surrounded by existing residential development. Therefore, the proposal to extend this property on the front and rear elevations is considered acceptable in principle, in accordance with policies 1 of the North Northamptonshire Core Spatial Strategy (CSS) and 35 of the Local Plan for Kettering Borough, subject to all other material considerations as discussed below.

2. Character

The alterations to the front elevation will replace an existing uPVC flat roofed porch with pitched roof structure which matches that of the existing porch on the neighbouring property, number 8.

The proposed first floor rear extension will not be visible from the public highway and will again replace a flat roof with a pitched roof. Provided the materials to be used in the construction of these extensions match that of the existing property then the proposal is considered acceptable in terms of its impact on the character of the area and the existing property in accordance with policies 13 of the CSS and policy 2 of the East Midlands Regional Strategy.

3. Amenity

The proposed front extension is sufficiently spaced from neighbouring properties to not have any impact on their amenity in this instance in accordance with policy 13 of the CSS.

The proposed rear extension is over 30m from properties to the rear of the application site with reasonably sized rear plots providing good separation. The proposal will have some impact on the neighbouring property, number 8 through the overshadowing and loss of light to the neighbouring properties existing conservatory. The proposal would break the 45 degree light test in the vertical but not in the horizontal. Nevertheless, the existing conservatory is north facing, the proposal is to the east, some light will be lost in the mornings but the existing house would already block some light in the mornings. Also, there is an existing brick wall which is slightly higher than the existing conservatory which would serve to block light from the east. Given the conservatory's location and the orientation of the property and the existing single storey extension, brick wall and numbers 8's single storey extension on the western side of the conservatory which extends out further than the conservatory, then the proposal is unlikely to have a significant impact on the amenity of number 8 through loss of light and overshadowing to warrant refusal of planning permission in accordance with policy 13 of the NNCSS.

Conclusion

The proposal is considered acceptable in principle and its impact on the character of the area is considered in accordance with policy 7 of the NPPF, 13 of the CSS and 2 of the EMRP. The proposal is likely to result in some loss of light and overshadowing to the single storey rear extension of number 8 to the west of the application site, however, given this properties orientation, the existing property and surrounding buildings then the impact is not considered sufficient in this instance to warrant refusal of planning permission on this basis. The proposal is sufficiently spaced from other neighbouring properties to not have an unacceptable impact on their amenity. In accordance with the statutory duty of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 Act, the proposed development is considered acceptable and recommended for approval.

Background Papers

Title of Document:

Date:

Previous Reports/Minutes

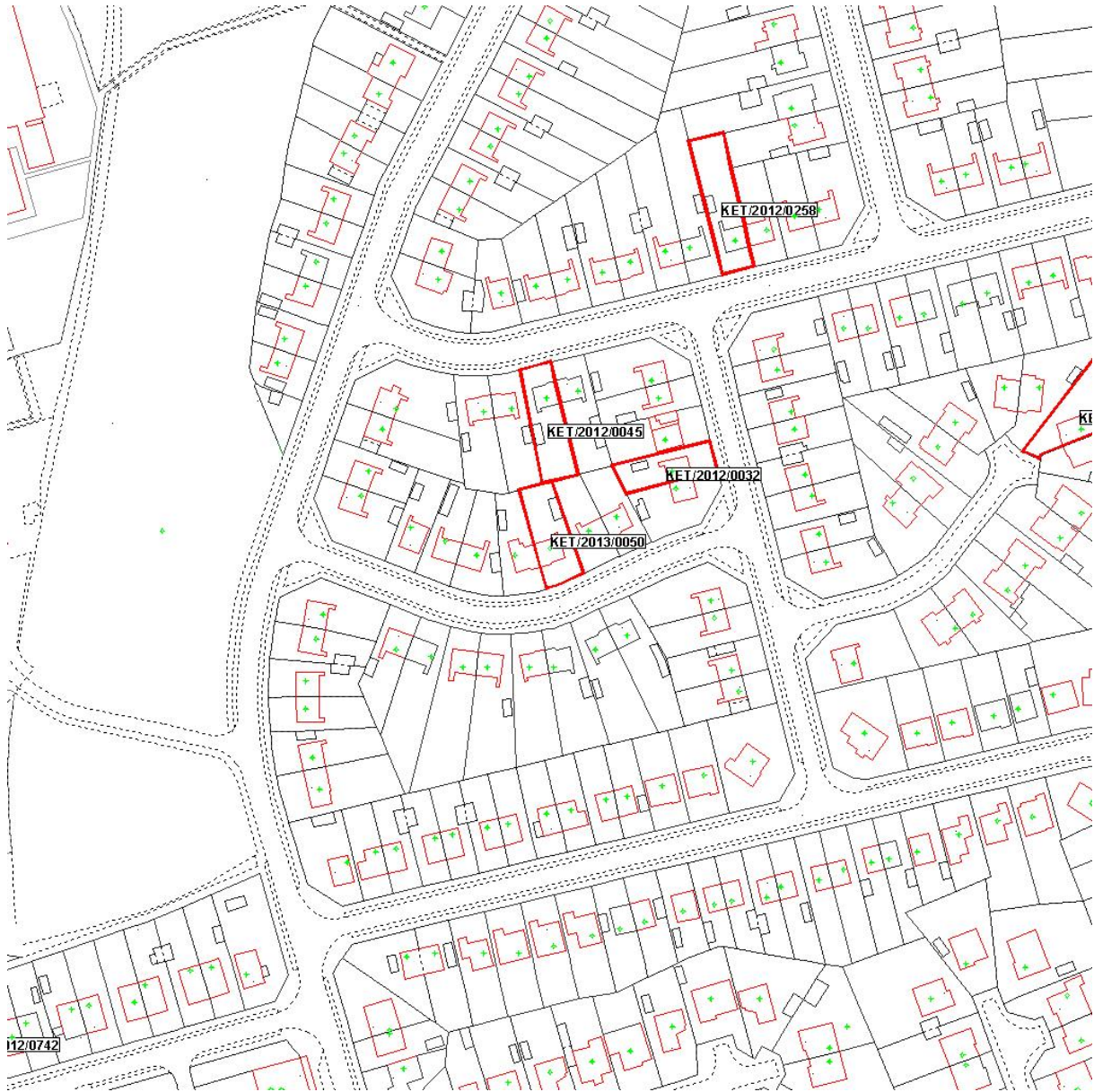
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Date:

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SITE LOCATION PLAN

6 Raven Drive, Barton Seagrave
Application No.: KET/2013/0050



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