

BOROUGH OF KETTERING

Committee	Full Planning Committee - 07/05/2013	Item No: 5.8
Report Originator	Marie Down Assistant Development Officer	Application No: KET/2013/0243
Wards Affected	Brambleside	
Location	6 Bronte Close, Kettering	
Proposal	Full Application: Summer house	
Applicant	Mr A Coles	

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.

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, Policy 13 of the North Northamptonshire Core Spatial Strategy, and Policy 35 of the Local Plan for Kettering Borough. There are no material considerations that indicate against the proposal.

Officers Report

3.0 Information

Relevant Planning History

No relevant planning history.

Site Description

Officer's site inspection was carried out on 15/04/2013. The application site is a two storey detached dwelling located on the northern edge of Kettering. The site has a relatively large rear garden which is bounded on all sides by a two metre high close boarded fence. To the rear of the application site is an area of open space featuring mature planting and an informal footpath.

Proposed Development

Single storey detached summer house to the rear garden.

Any Constraints Affecting The Site

None.

4.0 Consultation and Customer Impact

Neighbours

No comments received to date. Any comments received during the consultation period will be considered in the update report to Committee.

5.0 Planning Policy

National Planning Policy Framework

Policy 7 – Requiring Good Design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 13 – General Sustainable Development Principles

Local Plan

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

The application site is located within the town boundary of Kettering as defined by Policy 35 of the Local Plan. Policies in the development plan support development within the curtilage of a residential property subject to the satisfaction of certain criteria. Policy 13 of the North Northamptonshire Core Spatial Strategy supports such development provided there is no adverse impact on character and appearance and residential amenity. The principle of development is therefore established subject to the satisfaction of the relevant development plan criteria.

2. Design and Impact on Character

The proposal involves the erection of a summer house in the north eastern corner of the rear garden. It will not be visible from Bronte Close itself but an area of open space with an informal footpath runs along the northern rear boundary of the application site. A 2 metre high close boarded fence forms this boundary but given the height that the summer house will be 3.5 metres high it will be visible nevertheless. The summer house is a typical design and will be constructed of stained timber boarding with a concrete effect pre-formed fibreglass roof. Given the simplicity of the design it is considered that the proposal will not have an adverse impact on the character and appearance of the existing dwelling, neighbouring dwellings or the surrounding area. It therefore complies with Policy 7 of the National Planning Policy Framework which requires good design and Policy 13 (h) of the North Northamptonshire Core Spatial Strategy which requires development to respect the character of its surroundings.

3. Impact on Residential Amenity

The proposed summer house will be located in the north eastern corner of the rear garden which is bounded on all sides by a 2 metre high close boarded fence. Although the position of the windows is not indicated on the floor plan it would be onerous to request the applicant to amend the plans as it is clear from the elevation drawing that both the windows and the door face in to the garden of the application site. Given the height of the boundary treatment, the position of the fenestration and the location of the summer house in the north eastern corner of the application site there will be no impact on neighbouring amenity in terms of overlooking, overbearing or loss of light. The proposal therefore complies with Policy 13 (l) of the North Northamptonshire Core Spatial Strategy which requires new development not to result in an unacceptable impact on the amenity of neighbouring properties.

Conclusion

The proposal conforms to policies in the Development Plan and raises no adverse impacts in respect of design and character and residential

amenity. The scheme is therefore recommended for approval.

Background

Papers

Title of Document:

Date:

Contact Officer:

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Previous Reports/Minutes

Ref:

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