

BOROUGH OF KETTERING

Committee	Full Planning Committee - 04/06/2013	Item No: 5.1
Report Originator	Richard Marlow Development Officer	Application No: KET/2013/0241
Wards Affected	St. Peters	
Location	79 Windermere Road, Kettering	
Proposal	Full Application: Alterations to roof height to form one and one half storey dwelling	
Applicant	Mr P Robinson	

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 development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown on the Block, Elevations & Floor Plans drawing received on 18/04/2013 by the Local Planning Authority.

REASON: To ensure a satisfactory form of development in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

3. 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.

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, Policies 1, 9, and 13 of the North Northamptonshire Core Spatial Strategy, and Policy 35 of the Local Plan for Kettering Borough. There are no material considerations that by

themselves or cumulatively outweigh the policy presumption in favour of the development.

Officers Report

3.0 Information

Relevant Planning History

None

Site Description

The application property is a detached bungalow located on the western side of Windermere Road, within a residential area to the west of the town centre. The dwelling has brick and pebble dashed elevations, interlocking concrete roof tiles, white upvc windows and a hipped roof. The dwelling to the south of the site is single storey and detached and has a recent single storey extension spanning the rear elevation. No. 81 to the north is a 1.5 storey property with a roof dormer on the front elevation and a rear extension at first floor level.

The application property is set within a generous plot with a rear garden over 30m in depth and is bounded by a 1.8m fence. There is a large driveway running the length of the northern boundary of the site providing off road parking for a number of vehicles.

Proposed Development

This application seeks permission to increase the roof height and design to form a 1.5 storey dwelling. This would include front and rear facing dormer extensions and the introduction of a roof light

Any Constraints Affecting The Site

None

4.0 Consultation and Customer Impact

Neighbours

1 objection (77 Windermere road) raising the following issues:

- The proposed gable wall will significantly overshadow the bedroom window of the adjacent property blocking out light.
- The rear dormer will further block out light to the same bedroom window.
- The rear dormer window will allow overlooking into the existing roof windows of the recent extension to the neighbouring property to the south.

5.0 Planning Policy

National Planning Policy Framework

Policy 7 – Requiring good design

North Northamptonshire Core Spatial Strategy (CSS)

Policy 1 - Strengthening the network of settlements

Policy 9 - Distribution and location of development

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 of the Area
3. Residential Amenity
4. Parking and Highways Matters

1. Principle of Development

CSS Policy 13 is supportive of householder development provided the proposals do not result in adverse impact upon neighbouring properties or the highway network and that proposals present a good standard of design.

The application site is within the town boundary of Kettering, as defined by Policy 35 of the Local Plan, in an established residential area. Policies 1 and 9 of the Core Spatial Strategy direct development to existing urban areas. The National Planning Policy Framework through paragraphs 6 and 7 details that the purpose of the planning system is to contribute to the achievement of sustainable development which has economic, social and environmental dimensions.

The proposal is for an extension to an existing use within the curtilage of the existing dwelling which is surrounded by similar residential units. As such, the principle of development in this area is established.

2. Design and Character

NPPF Policy 7 and CSS Policy 13(h) promote good design which respects and enhances the character of its surroundings.

The proposal seeks to raise the roof level of the current bungalow to incorporate a first floor extension and change the current roof style from hipped to gable. The site is located on the western side of Windermere Road in an area that is characterised by bungalows, some of which include front dormers. The eaves height of the front elevation would remain unaltered whilst the ridge height would be increased by 70cm from 5.1m to 5.8m and the roof converted from a hipped to full width gable.

It is considered that the proposed alterations would result in a dwelling which would be entirely in keeping with the street scene which comprises mainly detached bungalows with full width gabled roofs. The dwelling would retain its appearance as a bungalow with a dormer and would respect the character of the area and the adjacent property to the north, at no. 81, which features a front dormer.

The footprint of the building would remain unaltered and it is considered that the scale and mass of the proposed dwelling would not be visually dominant. Limited views are afforded to the north west elevation of the property and the increase in height to rear of this elevation, above the existing breakfast room, together with the insertion of two small windows at first floor level in this elevation, will have little or no impact on the overall character of the dwelling or the wider street scene.

In conclusion it is considered that the appearance, scale and mass of the proposed alterations to create a 1.5 storey dwelling respect the scale, style and character of the surrounding area and will be compatible within the wider street scene. The proposal is therefore supported by the aims and objectives of NPPF Policy 7 and CSS Policy 13 (h).

3. Residential Amenity

Policy 13(l) of the Core Spatial Strategy requires that development does not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking.

An objection has been made that the proposed gable wall on the south east elevation of the application site will overshadow the bedroom window to No.77 and that the proposed rear dormer will further block out light to the same bedroom window. However, it is considered that the 70cm increase in roof height is modest and in any event is located to the northwest of No.77's bedroom window which does not benefit from direct sunlight given the natural path of the sun. Also, the neighbouring window is set within 1m of a 1.8m high fence which separates the two properties. In conclusion; it is considered that given the orientation, existing proximity of the sites and existing fence (required by condition on No.77) there will be no adverse impacts from loss of light, or overbearing, which would justify a refusal of planning permission. It is also considered that the proposed small rear dormer located north west of the bedroom window would not have an unacceptable impact on neighbouring amenity.

A concern has also been raised about the potential for overlooking from the rear dormer window across to the two side facing roof-lights on No.77's rear extension. It is considered that the orientation of the properties means that the roof-lights are set at an acute angle to the proposed rear dormer and therefore any potential for overlooking is

severely limited and confined to the southwest roof-lights. The resultant viewing angle would therefore provide no views into the adjoining rear extension or the private amenity space of the neighbour. No side facing windows are proposed on the first floor extension to the rear above the existing breakfast room and no amenity impacts result. Two obscured windows facing north west will provide light to the bathroom and secondary light to the first floor window and will maintain privacy.

The front dormer and roof light pose no amenity issues given the distance to properties on the east side of Windermere Road. In order to protect privacy it is recommended that there are no clear-glazed or side opening windows in the side elevations.

In summary; there will be no unacceptable impacts on the amenity of neighbouring residents through this proposal and as such it meets the aims and objectives of national planning policy and is in accordance with CSS Policy 13 (l).

4. Parking and Highway Matters

CSS Policy 13(d) and (n) require that developments have a satisfactory means of access and provide for parking, and do not have an adverse impact on the highway network. The property benefits from an existing substantial driveway to the northern boundary of the site and the existing footprint of the building will remain unaltered so would be no impact on parking/highway matters.

Conclusion

The proposed development is in accordance with the relevant policies of the Development Plan and there are no material considerations which indicate planning permission should not be granted. In accordance with the duty under S38 (6) of the Planning and Compulsory Purchase Act 2004 the application is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Richard Marlow, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: