

BOROUGH OF KETTERING

Committee	Full Planning Committee - 30/07/2013	Item No: 5.6
Report Originator	Alan Davies Development Officer	Application No: KET/2013/0331
Wards Affected	Slade	
Location	21 Pasture End, Mawsley	
Proposal	Full Application: Loft conversion with dormers	
Applicant	Mr Chicchini & Ms Golaz	

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. The development hereby permitted shall not be carried out other than in accordance with the amended plan numbers 2653 5A, 6A and 7A.

REASON: To ensure the approved development is compatible with the existing character of the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report

3.0 Information

Relevant Planning History

KET/2005/1014 – Approval of Reserved Matters: housetype substitution to plots 1-12 and associated works. Approved 31/01/2006.

KET/2004/1317 – Approval of Reserved Matters: 31 dwellings with associated roads and public open space. Approved 23/02/2005.

Site Description

Officer's site inspection was carried out on 24/05/2013.

The application site lies at the northeast end of Mawsley village, a modern purpose-built residential development to the southwest of Kettering town. The application property sits within a small cul-de-sac, on the east side of the close. It is a two storey red brick building with a red pantile roof. In common with all of the surrounding properties in the close the fenestration is white-painted timber and all of the dwellings face onto a shared access/parking area. In front of each dwelling there is a small garden/landscape area of approximately 3 metres.

Proposed Development

It is proposed (as amended) to install two small dormer windows measuring 1.5 metres (width) by 2 metres (height) and 2 metres (depth) on the roof of the front elevation with a rooflight in between. On the rear elevation a further rooflight on the left side will be added and there will be a rooflight in the centre of the roof.

Any Constraints Affecting the Site

None.

4.0 Consultation and Customer Impact

Neighbours

One objection has been received which relates to the potential for the dormer windows to enable the occupants to look directly into bedroom windows of neighbouring properties.

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

North Northamptonshire Core Spatial Strategy

Policy 13. General Sustainable Development Principles

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Residential amenity
3. Design, character and appearance

1. Principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine applications for planning permission in accordance with the development plan unless material planning considerations indicate otherwise if regard is had to the development plan. In this case Policy 13(I) of the North Northamptonshire Core Spatial Strategy is of particular relevance, as it states:

- Development should not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

It is considered that this proposal satisfies this policy of the development plan. The proposal is also considered to accord with Sections 6 and 7 of the National Planning Policy Framework in respect of design and providing a wide variety of house types. The two subsequent sections of this report consider the proposal in further detail.

2. Residential amenity

An objection to the proposal has been received from a neighbouring resident. The objector states that the proposed dormer windows on the front elevation will enable the applicants to view directly into their property at first floor level and, in particular, directly into the master bedroom. At present the distance between the two properties is 20 metres and there is a direct view from the application property's first floor windows to the objector's first floor windows. A separation distance of 20 metres between front elevation to front elevation is not uncommon and in many of the terraced streets within the Borough the separation distance is significantly less.

There are no local or nationally adopted maximum or minimum distances for separation distances and every application has to be considered on its own merits. In addition, there is no private amenity land between the front elevations of the two dwellings and therefore significant weight has to be given to the fact that this is a public area

that will be overlooked.

The proposed dormer windows will set back from the front elevation by 1 metre and therefore from the proposed dormers to the first floor windows of the objector's property the separation distance will be 21 metres. It is therefore considered that the proposal will not result in any greater overlooking or loss of privacy to the objector's property than is already the case at present. The proposed dormer and rooflight to the rear will not overlook the rear garden of the neighbouring property to the south as there is a two storey projecting gable element and detached garage which provide a visual barrier between the two properties, thus preventing overlooking. It is therefore considered that this proposal accords with Policy 13(l) of the North Northants Core Spatial Strategy as it will not have an unacceptable impact upon the amenity of neighbouring residents.

3. Design, character and appearance

Mawsley village is a modern, planned housing development that has been designed to have the appearance of a traditional Northamptonshire village. The dwellings incorporate traditional materials including ironstone, limestone, red brick and timber windows amongst other materials. There is also widespread use of modern materials and architectural elements such as rooflights are abundant. In addition, the dwellings are a mix of two and three storey, with dormer windows on many, some at first floor level and some at second floor level.

Within Pasture End those dwellings that have dormer windows are two storey dwellings and the dormers are located at eaves level. Therefore whilst this proposal will result in the addition of dormer windows at second floor level, they are not out of proportion with the host dwelling and there are numerous examples of dormers at second floor level in the wider area. Therefore the proposal to install three dormer windows and two rooflights to the roof of 21 Pasture End is considered to follow the character of the area in accordance with Sections 6 and 7 of the National Planning Policy Framework.

Conclusion

The proposal accords with national and local planning policy, is an appropriate design for its location and will not have any greater impact upon the amenity of neighbouring residents than at present. It is therefore recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Alan Davies, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: