

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 27/08/2013</b>	<b>Item No: 5.6</b>
<b>Report Originator</b>	<b>Mark Coleman Assistant Development Officer</b>	<b>Application No: KET/2013/0400</b>
<b>Wards Affected</b>	<b>Barton</b>	
<b>Location</b>	<b>35 Yateley Drive, Barton Seagrave</b>	
<b>Proposal</b>	<b>Full Application: Single storey rear and three storey side extensions</b>	
<b>Applicant</b>	<b>Mr &amp; Mrs S Mann</b>	

### **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 [ including the proposed boundary wall] shall match, in type, colour and texture those on the existing building.

REASON: In the interests of protecting the character and appearance of the area and visual amenity in general, in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy and Sustainable Design Supplementary Planning Document.

3. The approved landscaping scheme shown on drawing no. Kett/049-007 Rev B received by the Local Planning Authority on 9th August 2013 shall be carried out in the first planting and seeding seasons following the substantial completion and occupation of the proposed side extension hereby approved. Any trees or plants specified within the approved planting scheme which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To improve the appearance of the site in the interests of enhancing and protecting the character and appearance of the area and visual amenity in

general in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy and Sustainable Design Supplementary Planning Document.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for the protection of existing trees and planting situated adjacent the northern boundary of the site which shall be in accordance with 'BS5837:12 Trees in relation to design, demolition and construction'. The approved scheme for the protection of existing trees and planting adjacent the site shall be implemented in full prior to commencement of development and during the construction phase of the development.

REASON: To protect existing planting adjacent the site which may otherwise be harmed by the proposed development and to improve the appearance of the site in the interests of enhancing and protecting the character and appearance of the area and visual amenity in general in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy and Sustainable Design Supplementary Planning Document.

5. No development associated with the side extension hereby approved shall commence until the proposed boundary treatment securing the rear garden as shown on drawing no. Kett/049-007 Rev B received on 9th August 2013 which is hereby approved has been implemented in full. The approved boundary treatment shall be retained thereafter.

REASON: In the interests of securing the amenities and privacy of occupiers of the existing property and to reduce opportunities for crime and disorder in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

## **Officers Report for KET/2013/0400**

### **3.0 Information**

#### **Relevant Planning History**

PRE/2013/0047 Three Storey Side Extension (Advice Given: 13.05.13)

KET/2005/0218: Erection of 83 dwellings including roads, sewers and all ancillary works (Approved: 16.06.05)

#### **Site Description**

Officer's site inspection was carried out on 04.07.13. The site is located on the edge of a new residential estate which extends upon an existing residential area to the south of Barton Seagrave Village within the settlement boundary of Kettering. The site is occupied by a 2.5 storey detached dwellinghouse, constructed to an 'L' shaped floor plan. The property is constructed from buff brick, with red concrete pan tiles to the roof. The front facing roof slope incorporates a pair of dormer windows with ridged roof, pair of chimneys, and Velux style roof light, and overall the front elevation has a high degree of symmetry. Footpaths abut the site to the front (east) and side (south). Vehicular parking is off a shared access located to the west of the site, which leads to a detached double garage which separates to dwellinghouse and rear garden from 13 Yateley Drive. The host property is set back from the pocket park to the north of the site leaving a section of open garden to the side of the property; part of this garden is included in the rear garden and enclosed by brick boundary wall. A small pocket park is located to the north of the site which is surrounded by properties on Salen Close. Established planting is located on the southern boundary of this park which includes an Ash Tree which separates the pocket park from the site. A pair of two storey dwellings are located opposite the site to the east and separated by shared private drive.

#### **Proposed Development**

The proposal is for a 2.5 storey side extension and single storey rear extension to provide additional living accommodation in the form of open plan enlarged kitchen / family / sitting room, enlarged en-suite and dressing room serving Bedroom 1, internal re-configuration to provide en-suite to Bedroom 2, enlarged bedroom 4 to create a playroom study area.

#### **Any Constraints Affecting the Site**

None.

### **4.0 Consultation and Customer Impact**

#### **Barton Seagrave Parish Council**

No objection.

#### **Neighbours**

Objection from occupiers of 37 Yateley Drive with respect to loss of privacy, overbearing design, loss of access to natural light, design which is out of character with the area, and harm to the adjacent landscaping and tree planting within the pocket park.

Objection from the occupiers of 21 Salen Close with respect of loss of privacy, over bearing design, and design which is out of character with the area.

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Policy 7: Requiring Good Design

### **Development Plan Policies**

#### **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

#### **SPDs**

Sustainable Design

## **6.0 Financial/Resource Implications**

None

## **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle of Development
2. Impact on residential and neighbouring amenity
3. Impact on the character and appearance of the area

### **1. Principle of Development**

The proposed development is to extend an existing dwelling within an existing settlement area, and is therefore supported in principle by CSS policies 1 and 9. CSS Policy 13 seeks a high standard of design which respects and enhances the character and visual amenity of the surrounding area; and does not result in unacceptable impacts on neighbouring amenity through loss of light or overlooking. This is supported by national policy advice in para's 56, 58, 64 of the National Planning Policy Framework. It is considered that the development broadly meets these policy objectives, subject to detailed considerations discussed below.

### **2. Impact on residential and neighbouring amenity**

Objection from neighbours have been made with respect of the proposal

resulting in a loss of privacy, access to natural light and the design of the proposal being overbearing. The objections received are from two properties to the east (no. 37 Yateley Drive) and northeast (21. Salen Close) of the site.

The closest property is no.37 Yateley Drive which already sits opposite the site, partially offset by its access and driveway. The separation distance is approximately 13m (front facing front), with the existing sitting room, bedroom 1 and bedroom 4 of the host property looking on to habitable rooms of no. 37 Yateley Drive and vice versa. Both properties sit at parallel angle to each other. The step back of the proposed extension means it will be located a further 45cm back. Whilst the set back distance is negligible in terms of privacy considerations, it is no worse than the existing relationship between the two properties. All rooms within the proposed side extension are either habitable rooms or linked to habitable rooms; those linked (i.e. dressing room to bedroom 1) will have a less significant impact in terms of loss of privacy. Whilst conditions can be applied to secure obscure glazing, it is not considered reasonable given that some of the existing habitable rooms of the two properties currently sit to each other. Similar relationships are also present elsewhere within the estate which is a characteristic of its layout and density. In this instance, it is considered that loss of privacy is not significantly unacceptable with respect of 37 Yateley Drive and does not warrant a sufficient reason for refusal which is considered to be defensible at appeal. As 21 Salen Close is located at further distance away from the proposed development, and at an oblique angle, the impact on privacy is lessened further.

With respect of loss of access to natural light, 37 Yateley Drive is located east of the application site. As a result, loss of access to natural light is only likely to occur in the late afternoon / early evening when the sun is in the west. Aerial photographs taken in 2009 show that this affects the front garden area of 37 Yateley Drive, but not the main house itself; as a result the proposal will not result in a loss of access to natural light affecting the occupiers or the adjacent property. As 21 Salen Close is located further away but to the northeast, the resulting impact will be lessened further.

In terms of overbearing impacts, 21 Salen Close is located too far away to be significantly adversely affected by the proposal. Whilst the proposed side extension will result in the host dwelling fully fronting on to 37 Yateley Drive, the relationship remains the same as existing in terms of proximity of built form to one another. Whilst the proposed side extension will result in a less open outlook facing west which currently serves 37 Yateley Drive, it is not considered to be significantly unacceptable that it would warrant reason to refuse the application.

As the proposed side extension faces garage buildings to the rear with dwellings located further away, impact on neighbouring amenity affecting properties to the west remain acceptable, and the single storey

rear extension does not give rise to any additional considerations with respect of neighbouring amenity.

In terms of residential amenity serving the occupiers of the host dwelling, a private garden area of approximately 6m<10m (d) x 16m (w) with a further small area behind the existing garage is retained. Whilst relatively small, the principal loss of garden area resulting from the proposal is a side area of garden only accessible from the front of the property. The resulting development therefore secures sufficient private amenity space the proposal is considered acceptable and in accordance with Policy 7 (NPPF), and Policy 13 (CSS).

### 3. Impact on the character and appearance of the area

Third party objections have been made on the basis that the proposal is out of character with the area and will have a harmful impact on the adjacent landscaping on the southern boundary of the adjoining pocket park located north of the site.

The original property is detached and the character of the area is a mixture of detached, semi-detached and terraced dwellings. 31 – 33 Yateley drive are a pair of semi's located 14m south of the application site with a combined frontage of approx 17m; the proposed development results in a frontage width of 15.5m (increased from 9.5m) with a similar degree of relief achieved through a step back. Whilst the 31-33 Yateley Drive are 2 storey dwellings, 2.5 storey terraced dwellings are present on the same development (i.e.20 – 24 Yateley Drive opposite the vehicular entrance serving the host property). Whilst these properties are slightly lower in overall height, it can not be successfully argued that the proposed extension will be out of character with other development in the area as the design incorporates architectural design details present on the host property and reflective of other development nearby. Whilst the resulting development will remain a single dwellinghouse, this is not considered sufficient reason to warrant refusal as sufficient parking and amenity space is preserved to service the property.

The submitted block plan shows the proposed extension sitting 1.5m away from the northern boundary; at such close proximity, it is likely that the proposal will adversely affect the adjacent trees and other landscaping located on the edge of the pocket park without some form of protection. Whilst this existing landscaping is not worthy of protection by Tree Preservation Order it remains to provide a green edge to the pocket park and a visual break to the newly built housing development on land beyond to the south. Any significant loss of landscaping would therefore have a harmful impact on the immediate area.

To mitigate against these affects a condition is therefore recommended

to secure a scheme for the protection of existing planting adjacent the site to the north. A condition is also recommended to secure the proposed landscape scheme to north and east of the proposed extension. In addition, conditions are proposed to secure matching materials used in the construction of the proposed extension.

The proposed rear extension is subservient to the existing dwelling and largely screened from public view by the proposed boundary wall which will be secured by condition, the host property and landscaping to the north on the adjacent pocket park. The proposed single storey rear extension therefore has an acceptable impact on the character and appearance of the area.

Subject to the aforementioned conditions, the proposal is considered acceptable with respect of its impact on the character and appearance of the area and accords with the relevant parts of Policy 7 (NPPF), Policy 13 (CSS) and Sustainable Design SPD.

### **Conclusion**

The proposal is acceptable in principle and in terms of its impact on the neighbouring amenity, and character and appearance of the area. Subject to conditions already discussed, and in accordance with the statutory duty of Section 38 (6) of the Planning and Compensation Act 2004 Act, the proposed development is acceptable and recommended for approval.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

Mark Coleman, Assistant Development Officer on  
01536 534316

#### **Previous Reports/Minutes**

Ref:

Date: