

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 27/08/2013</b>	<b>Item No: 5.7</b>
<b>Report Originator</b>	<b>Rebecca Collins Senior Development Officer</b>	<b>Application No: KET/2013/0416</b>
<b>Wards Affected</b>	<b>Burton Latimer</b>	
<b>Location</b>	<b>12 Tweed Close, Burton Latimer</b>	
<b>Proposal</b>	<b>Full Application: Two storey side extension</b>	
<b>Applicant</b>	<b>Mrs M Masey</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 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 first floor western elevation or roof plane 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.

## **Officers Report for KET/2013/0416**

### **3.0 Information**

#### **Relevant Planning History**

KET/1981/0658 – Two storey side extension and garage (approved).

#### **Site Description**

Officer's site inspection was carried out on 31/07/2013.

Within the application site is a two-storey semi-detached property constructed of buff brick with UPVC windows and doors. This property is on a corner plot with a single storey garage/shed to the western side of the existing property (to be retained). There is an existing single storey flat roofed rear extension and a conservatory. There is an existing 1 metre high buff brick wall to the front boundary of the application site. There is an existing 2 metre high close boarded fence to all rear boundaries of the application site.

Tweed Close consists of pairs semi-detached properties facing onto the public highway, with slightly differing designs. On the turning head at the end of the street, roof slopes front onto the highway and to the west properties are gable fronting the highway, some with two storey flat roofed extensions.

#### **Proposed Development**

The proposal is for a full application to construct a two storey side extension.

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

Nene Valley NIA Boundary

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

#### **Town Council**

Burton Latimer Town Council raises no objection subject to the roofline matching that of the existing property and more in keeping with existing dwellings.

#### **Neighbours**

Number 8 Shannon Way, the property to the rear (north-east) of the application site have objected to the proposal on the grounds that the building will be directly opposite their home, blocking sunlight, the extension is too big, the property will impact privacy through overlooking and will devalue their property. Finally, it would impact the character of 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 13 – General sustainable development principles

#### **Local Plan**

Policy 35 – 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 existing dwelling is located within Burton Latimer town boundary where there is a presumption in favour of development in accordance with policy 1 of the North Northamptonshire Core Spatial Strategy (CSS) and policy 35 of the Local Plan for Kettering Borough.

#### **2. Character**

The proposal is for a large extension, which is significantly wider than that of the existing dwelling house (the existing dwelling is 4.8m in width, the proposed extension is 5.9m in width). Although, this proposal could be improved through reducing the width of the extension, it is however subordinate to the existing dwelling house and it is smaller than the total width of both the semi-detached properties. In addition, due to the location of this property, on a corner, angled away from the public highway, clear views to the proposed extension are unlikely unless one was standing directly outside the front of this property. Given the location of the plot and the design of the extension to be subordinate to the existing then the proposal is unlikely to have a significant impact on the street scene to warrant refusal of planning permission on this basis.

The Town Council have not objected to the proposal subject to the roofline matching that what is existing. To achieve this, the proposal could no longer be subordinate to the existing dwelling house (meaning

that the front elevation would match that of the existing property and the eaves and ridge height would also correspond). In design terms it is usually preferable, for two storey side extensions not to be subordinate as; a clash in materials can occur which is more noticeable when flush; due to the width of the extension, this would be more prominent in the street scene and could unbalance the view to the front of this pair of semi-detached properties and/or over-dominate the existing front elevation; and flush roof lines are not characteristic of this area, as the only visible two-storey extensions in the street are flat roofed, where obviously the ridge does not correspond. Finally, a flush extension would be closer to the neighbouring property, leaving no pedestrian access, reducing the gaps between properties which is a character of this street.

It is considered that the proposal is, as existing, in accordance with policy 13(h) of the CSS and policy 7 of the NPPF and if amended could have an unacceptable impact on the street scene.

### 3. Amenity

The proposal is over 24m from the rear elevation of number 8 Shannon Close, the property to the rear of the application site. Given the distance between these properties and that there are existing windows in the first floor, rear elevation of the existing property, then this proposal is unlikely to have a significant impact in terms of loss of light or privacy in accordance with policy 13(l) of the CSS.

Number 13 Tweed Close, the property adjacent to the proposed extension will be at such an angle to the extension that only the overlooking of their front drive will occur. There are no windows proposed in the side elevation of the proposed extension facing the garden of number 13. A condition can be applied to protect the long-term privacy of this properties garden, through removing permitted development for the insertion of windows in the first floor, western elevation of the extension.

Devaluation of property is not a material planning consideration in the determination of this application.

### Conclusion

The proposal is considered acceptable in principle and unlikely to have a significant impact on the character of the area or the amenity of neighbouring properties in accordance with policies 1 and 13 of the CSS and policy 35 of the Local Plan for Kettering Borough.

#### **Background Papers**

Title of Document:

Date:

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

Ref:

Date:

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