

BOROUGH OF KETTERING

Committee	Full Planning Committee - 27/08/2013	Item No: 5.8
Report Originator	Alan Davies Development Officer	Application No: KET/2013/0436
Wards Affected	Welland	
Location	Westhorpe Farmhouse, 12 Westhorpe, Ashley	
Proposal	Full Application: Alteration of two garages to habitable accommodation ancillary to No. 12 Westhorpe and external alterations	
Applicant	Ms S Shaen - Carter	

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 alterations to part of the existing detached garage building hereby permitted shall not be occupied other than as part of the single residential use of the dwelling known as Westhorpe Farmhouse.

REASON: The unit of accommodation is not of a satisfactory standard to be occupied separately from the main dwelling in the interests of amenity in accordance with Policy 13(l) of the North Northamptonshire Core Spatial Strategy.

4. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details submitted with the application shown on drawing number 200/G1.

REASON: To ensure the development follows the existing character of the surrounding area in accordance with Policy 13(h) of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2013/0436

3.0 Information

Relevant Planning History

KET/2012/0166 – Listed Building Consent: Erection of fencing and gates. Approved 11/05/2012.

KET/2012/0165 – Erection of fencing and gates. Approved 11/05/2012.

KET/2011/0466 – Garden room and cloaks extension. Raise chimneys to 1m above thatch. Approved 08/11/2011.

KET/2011/0464 – Listed Building Consent: Various internal alterations. Approved 08/11/2011.

KET/2010/0750 – Listed Building Consent: Various internal alterations, reinstatement of thatch and replacement of windows on south and west elevations. Approved 19/01/2011.

KET/2004/0628 – Approval of Reserved Matters: Erection of 5 no. dwellings and garages including access roads. Approved 28/06/2004.

KET/2002/0998 – Outline application for the demolition of existing farm buildings and redevelopment with 5 no. residential units. Approved 07/03/2003.

Site Description

Officer's site inspection was carried out on 26/07/2013.

The application site is to the north of Westhorpe Farmhouse, Westhorpe, Ashley. Westhorpe Farmhouse is a Grade II listed thatched cottage and former farmhouse. In 2004 planning permission was granted for the erection of 5 no. new dwellings close to the farmhouse and as part of this scheme a detached block of three garages was constructed immediately outside and to the north of the domestic curtilage of Westhorpe Farmhouse. In front of each of the three garages is a parking space for a car and the whole of this development is accessed from an unclassified road. The drive that serves the 5 new dwellings is a private drive. The garage structure is a single storey ironstone building with a Welsh slate roof and timber doors. On the south gable elevation there is a door to access the rear garden of Westhorpe Farmhouse. The surrounding development is characterised by the use of local materials – namely ironstone and red brick, dormer windows and a modest scale – one and two storey structures dominate. There are examples of garage buildings with dormer windows in the roof within this development.

Proposed Development

It is proposed to alter the internal space of two of the garages to the

north of Westhorpe Farmhouse to provide a home office and office/playroom and a single garage. There will be a ground floor office and an office/playroom with bathroom at first floor level. One of the two garage spaces will remain. In order to facilitate the internal alterations two dormer windows and a roof light will be added to the west elevation of the roof, one of the garage doors will be replaced with a more domestic appearing window and door and on the south elevation of the garage block a window will be added, giving views into the rear garden of Westhorpe.

Any Constraints Affecting the Site

Outside of the curtilage of the Grade II listed 'Westhorpe Farmhouse'. Just outside Ashley Conservation Area

4.0 Consultation and Customer Impact

Parish Council

Objection:

- the proposal is contrary to the Village Design Statement
- it would become a new residence
- it would reduce existing parking facilities

Neighbours

9 objections have been received. The following reasons are given:

- overlooking/loss of privacy
- out of character
- habitable use is unacceptable
- loss of light
- parking problems

5.0 Planning Policy

National Planning Policy Framework

Policy 6. Delivering a wide choice of high quality homes

Policy 7. Requiring good design

Policy 12. Conserving and enhancing the historic environment

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
4. Impact on heritage
5. Highways/parking

1. Principle of development

To the immediate north of the domestic curtilage of Westhorpe Farmhouse is a detached building constructed as part of the development of 5 new dwellings to the north of the historic building (KET/2004/0628). This detached building provides three garages, two of which are for the use of the occupants of Westhorpe Farmhouse. Since the construction of the garages Westhorpe Farmhouse has not been occupied and therefore it cannot be considered to be part of the planning unit of Westhorpe Farmhouse. The structure was built as domestic garages to be used by the neighbouring properties, but as a separate structure. As the garage building is a standalone structure outside of the residential curtilage of Westhorpe Farmhouse it is not considered to benefit from Permitted Development and therefore planning permission is required to make the external alterations required to enable the garage to be used as a home office and garage. The application is not a change of use, as the garages were built for domestic purposes.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan, if regard is had to the plan, unless material considerations indicate otherwise. In this particular case the relevant policy of the Development Plan is Policy 13 of the North Northamptonshire Core Spatial Strategy. Subsections (a, d, h, l, n and o) are all of relevance to this proposal and it is considered that this proposal not only accords with the overall aims and objectives of Policy 13 of the North Northamptonshire Core Spatial Strategy, but also the National Planning Policy Framework, specifically Sections 6, 7 and 12, which relate to providing various types of housing, good design and development which preserves the historic environment. The following four sections of this report detail why this proposal is considered to be in accordance with the Development Plan.

2. Residential amenity

The existing use of the garage is domestic and this application will not change the use of the garage in terms of its planning use. In fact, the garage could be used as a home office now, as it is not a material change of use. It is the physical alterations to the building that require permission in order to be able to make the space suitable for use as a home office or similar. Therefore it is the operational development and how it impacts others that need to be fully considered. 9 objections from neighbouring residents and one from the Parish Council have been received based on this proposal affecting the amenity of the occupants of properties surrounding the application site.

There are two dormer windows, one roof light and a new door and window at ground floor proposed for the west elevation. This will front onto the front garden of 20 Westhorpe. These alterations will be located 20 metres away from the nearest affected window, a side window on the converted garage of 20 Westhorpe. This is considered to be a sufficient distance to prevent a direct view into the nearest residential property. In addition, the proposed windows will overlook a front garden only. This is not considered to be private amenity space and therefore this proposal will not detrimentally impact the privacy of the occupants of 20 Westhorpe, particularly as the sanctuary of the rear garden of 20 Westhorpe, is protected by this proposal. This is exactly the same case for 18 and 22 Westhorpe. No rear gardens will be overlooked by this proposal whatsoever. Also, given that the additional development proposed by this application amounts to 2 new dormer windows, it is considered that the objections relating to this proposal resulting in overdevelopment are unjustified, particular as the existing garages on 20 and 22 Westhorpe have similar dormer windows as the proposal. The proposal is thus considered to accord with subsections a, h and l of Policy 13 of the North Northamptonshire Core Spatial Strategy in respect of the impact upon residential amenity.

3. Design, character and appearance

Not only do 20 and 22 Westhorpe have single storey garages with dormer windows at roof level, but 16 and 18 Westhorpe have dormer windows in the roof plane of single storey elements. All of these dormer windows are visible from the public realm. The proposed dormers match the scale, location and appearance of the existing dormers and a condition will be imposed to ensure this is the case. The character of the 5 new build dwellings, along with Westhorpe Farmhouse and the application building is largely derived from the materials used in construction. This proposal will not alter the existing materials and the ground floor door and window proposed with have timber frames, thereby resulting in a traditional appearance appropriate within its context. It is therefore considered that the proposal accords with Section 7 of the National Planning Policy Framework and subsections h and o of Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. Impact on heritage

The application property is outside of the domestic and listed building curtilage of Westhorpe Farmhouse. It is also outside of Ashley Conservation Area. Therefore the impact of the proposal upon existing heritage assets has to be considered in terms of the visual impact it would make in the background. The proposal will not be visible from Ashley Conservation Area and as the physical alterations are not considered to be out of character when compared with the surrounding development and thus they will not have a harmful affect upon the setting of the Grade II listed Farmhouse. The proposal is thus considered to accord with Section 12 of the National Planning Policy Framework and subsections h and o of Policy 13 of the North

Northamptonshire Core Spatial Strategy.

5. Highways/parking

Objections to the scheme include the impact it will have upon highway safety and parking. The outline planning permission (KET/2002/0998) for the 5 houses and this detached garage block contained a condition, condition 3, that required parking and garage space to be provided for each property and retained permanently thereafter. Westhorpe Farmhouse was never included in the red line of the application site and therefore this condition does not apply to Westhorpe Farmhouse. However, in order to address the objections based on the impact upon parking the level of parking at Westhorpe Farmhouse has been considered. At present there is sufficient on-road parking in front of the farmhouse for 2 cars. The property also benefits from 2 garage spaces in the detached garage building to the rear, plus two additional spaces in front of these garages. This is a total of 6 spaces altogether.

This proposal will result in the loss of one garage parking space only, thereby reducing the total number of parking spaces occupants of the property can use to 5. There are no longer any national or local parking standards and so every application has to be considered on its own merits, but 5 parking spaces for a 4 bedroom detached dwelling is considered to be more than sufficient. This will prevent any detrimental impact upon highway safety or parking within Westhorpe and therefore it is considered to satisfy Section 6 of the National Planning Policy Framework and subsections d and n of Policy 13 of the North Northamptonshire Core Spatial Strategy.

Conclusion

The proposal is well designed, follows the existing character of this area of Westhorpe, Ashley, will not detrimentally impact any of the neighbouring heritage assets, protects the amenity of neighbouring residents and will not have an adverse impact upon highway safety. 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: