

BOROUGH OF KETTERING

Committee	Full Planning Committee - 27/08/2013	Item No: 5.9
Report Originator	Mark Philpott Assistant Development Officer	Application No: KET/2013/0450
Wards Affected	Barton	
Location	17 Westminster Drive, Barton Seagrave	
Proposal	Full Application: Single storey rear extension	
Applicant	Mr K Underwood	

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. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the visual amenities of the area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2013/0450

3.0 Information

Relevant Planning History

KE/01/0538: Erection of dwelling – Plot no. 2. APPROVED 21.09.2001

KE/00/0374 Listed Building Consent: Part demolition of existing buildings and conversion of barns into residential units. APPROVED 03.08.2000

KE/00/0368: Conversion of existing buildings to residential and construction of one new house and part demolition of existing structures. APPROVED 01.08.2000

Site Description

Officer's site inspection was carried out on 23.07.2013.

The application site is located directly to the south-west of the Westminster Drive and Dovecote Close junction. The site is within the Barton Seagrave Conservaton Area and the curtilage of a number of Listed Buildings, the closest of which is the Grade II Listed Dovecote, which is approximately 9m to the north.

The site consists of a large, two storey, detached dwellinghouse constructed from stone under a slate roof, with brown UPVC framed fenestration. A small unbound garden and hardstanding are located to the front of the dwellinghouse, whilst a small garden featuring timber decking and bound by 1.6 – 1.8m close boarded fencing is found to the rear.

The plot is located on the same level as 15 Westminster Drive, but as the back garden and land adjoining the site falls away gently to the west and north-west, the dwellinghouse appears to be set higher than most of the properties in Dovecote Close and nos. 9, 11 and 13 Westminster Drive to the west.

The neighbouring properties on the western side of Westminster Drive are generally similar in scale, design and materials to the application dwellinghouse. While some of the properties are relatively new; others are redeveloped historic properties. The neighbouring properties to the east and to the northern end of Westminster Drive appear as modern housing which are also similar in scale and design to the application dwellinghouse, but are constructed from buff or red brick under slate tiles.

Proposed Development

The application proposes a single storey extension to the rear of the dwellinghouse. This would require the removal of the decking in the back garden.

The extension would extend approximately 2.7m from an existing

projection to the rear of the house and would be approximately 7.9m in width, 2.5m in eaves height and 3.8m in maximum height. The extension would have a lean-to roof featuring 2 no. rooflights, windows in its side elevations, and a number of full height folding doors in its rear elevation. The materials to be used would match the existing dwellinghouse.

The extension would have constituted permitted development as provided by Class A, Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), however, this right has been withdrawn via condition 7 of the planning approval under reference KE/01/0538, in order to 'maintain a satisfactory external appearance in the interests of visual amenity'.

Any Constraints Affecting the Site

Barton Seagrave Conservation Area
Curtilage of Listed Buildings, including the Hall Farmhouse and Dovecote (Grade II)

4.0 Consultation and Customer Impact

Barton Seagrave Parish Council

No representations received at time of writing report

Neighbours

2 Redwalls, Dovecote Close – Object: Loss of privacy to no. 2 and surrounding properties.

5.0 Planning Policy

National Planning Policy Framework

Core planning principles

Policy 7. Requiring good design

Policy 12. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1. Strengthening the Network of Settlements

Policy 13. General Sustainable Development Principles

Local Plan for Kettering Borough

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. Impact on the setting of the Listed Buildings
3. Design, appearance and impact on the character of the Conservation Area
4. Neighbouring amenity

1. Principle of development

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, unless material planning considerations indicate otherwise.

National policies and the Development Plan are supportive of extensions to dwellings in residential areas.

The principle of development is therefore established, provided that the development would preserve the setting of the Listed Buildings; be compatible with the design and appearance of the existing building and surrounding properties; preserve or enhance the character of the Conservation Area and result in a good standard of neighbouring amenity.

These planning considerations are discussed below.

2. Impact on the setting of the Listed Buildings

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities (LPAs) to '*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*'.

In addition, North Northamptonshire Core Spatial Strategy (CSS) Policy 13 part (o) requires that development conserves and enhances historic landscape built environmental assets and their settings, and National Planning Policy Framework (NPPF) Policy 12 states that in considering the impact of development on the significance of designated heritage assets or their settings, great weight should be given to conservation.

The development is physically closest to the Grade II Dovecote, which is approximately 9m to the north of the site. Whilst the development would be in close proximity to the Dovecote, it would be obscured by the existing dwellinghouse. The extension would be visibly disassociated with the Listed Building as a result. The setting of the Dovecote would therefore be unaffected.

Nos. 9, 11 and 13 Westminster Drive to the rear of the site have been previously deemed as curtilage listed. However, in regard to these or

the other nearby Listed Building, the Grade II Hall Farmhouse, the proposal would not affect significance.

The proposed development would have no impact on the setting of the Listed Buildings. In this regard the proposal is in accordance with NPPF Policy 12 and CSS Policy 13 part (o).

3. Design, appearance and impact on the character of the Conservation Area

CSS Policy 13 part (h) and the NPPF Core planning principles and Policy 7 require that development is of a high standard of design which is respectful of the character of its surroundings.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'. CSS Policy 13 part (o) and NPPF Policy 12 also require the preservation or enhancement of Conservation Areas.

The development would be obscured from the majority of Westminster Drive by the existing dwellinghouse and would be only slightly visible from Dovecote Close as a result of the position of 9 Dovecote Close. Concerns regarding the design and appearance of the development and its impact on the character of the Conservation Area therefore have limited weight in the determination of this proposal.

The extension would be a modest piece of development which would have constituted permitted development had such rights not been previously withdrawn.

The proposed extension would be a subordinate addition which would be of an appropriate scale and, although it would feature a large amount of glazing in its rear elevation, would be typical of the general design and appearance of the existing building and surrounding properties, would not introduce design features which are not already present within the Conservation Area, and would not be prominent enough to have any effect on the character of the Conservation Area.

It is considered appropriate to attach a condition to any approval to require that samples of the materials to be used in the construction of the development are submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development. This would ensure that the materials to be used would match the existing dwellinghouse, ensuring that the character of the Conservation Area is preserved.

Subject to the condition, the development is considered to preserve the character of the Conservation Area and be appropriate in terms of its

design and appearance. In this regard, the development is in accordance with NPPF Policies 7 and 12 and CSS Policy 13 parts (h) and (o).

4. Neighbouring amenity

CSS Policy 13 part (l) and the NPPF Core planning principles require that the development results in a good standard of amenity.

The development would consist of a single storey. As a result, there will not be a detrimental impact to the amenity of neighbouring properties in terms of overshadowing or overbearing.

An objection has been received from 2 Redwalls on the grounds that the development will result in loss of privacy to neighbouring properties.

2 Redwalls is located over 30m to the north of the application site. Whilst the windows proposed in the side elevation would be oriented to face towards no. 2, and the upper parts of the proposed windows would be visible over the existing boundary fence, the development would be set back from the northern boundary and sufficiently distant from its northern neighbours so as to be considered acceptable.

The development would have no impact on neighbouring properties to the east as the extension would be set back from the side elevations and therefore be completely obscured by the existing dwellinghouse.

The proposed southern side elevation would contain windows facing towards the rear garden and dwellinghouse at 15 Westminster Drive. No. 15 features a gabled projection to its rear, with both ground and first floor windows in its side elevation facing towards the site. The proposed windows would be positioned at ground floor level, set back over 5m from the shared boundary and over 15m from the windows in the facing side elevation of no. 15. The shared boundary also features close boarded fencing to prevent views from the lower parts of the proposed windows. Whilst the upper parts of the proposed windows would be positioned above the fence line, the level of overlooking would be no more harmful than when the back garden is in use. In this context the impact to the amenity of no. 15 is considered to be acceptable.

The proposed rear elevation would feature full height folding doors which would face directly towards the rear elevation of 11 Westminster Drive. The dwelling at no. 11 would be approximately 12m from the rear elevation of the extension. Whilst the glazing area proposed to face no. 11 would be large and the extension would be on slightly elevated ground in relation to the neighbouring dwelling, the resulting level of overlooking and additional loss of privacy would not be significantly greater than the level of overlooking and loss of privacy already caused by existing windows in the rear elevation, particularly when considering the views possible from the first floor windows; and would be less harmful than when the back garden is in use. The proposed openings

would be positioned closer to the neighbouring dwelling than the existing ground floor opens, and the perception of overlooking may therefore increase, but as the views out of the extension would not be materially more revealing than the current views from the dwellinghouse and back garden, the impact to amenity is considered to be acceptable.

The impact to the amenity of 13 Westminster Drive would be similar to the impact to no. 11. As the impact to no. 11 is considered to be acceptable, and no.13 is further from and oriented less directly towards the application site, the impact to amenity is considered to be acceptable.

9 Westminster Drive is located to the north-east of the application site. As much of no. 9 is oriented at a perpendicular angle to the application dwelling, views from the extension towards the majority of no. 9 would be severely restricted. Additionally, as is the case with nos. 11 and 13, the resulting level of overlooking of and loss of privacy to no. 9 would be no more significant than that currently experienced as a result of the existing rear windows. The impact to the amenity of no. 9 is therefore considered to be acceptable.

The proposed development would therefore result in an acceptable impact to neighbouring amenity, and is therefore in accordance with the NPPF Core planning principles and CSS Policy 13 part (I).

Conclusion

The proposed development would have no impact on the setting of the Listed Buildings, would be respectful of the existing building, surrounding properties and the character of the Conservation Area, and would not result in a significantly detrimental negative impact to neighbouring amenity. The proposal is therefore in accordance with national policies and the Development Plan, with no material considerations outstanding.

The application is recommended for approval, subject to conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Mark Philpott, Assistant Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: