

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 27/08/2013</b>	<b>Item No: 5.10</b>
<b>Report Originator</b>	<b>Mark Philpott Assistant Development Officer</b>	<b>Application No: KET/2013/0461</b>
<b>Wards Affected</b>	<b>Desborough St. Giles</b>	
<b>Location</b>	<b>17 Kenmore Drive, Desborough</b>	
<b>Proposal</b>	<b>Full Application: Two storey side extension</b>	
<b>Applicant</b>	<b>Mr J 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 shall match, in type, colour and texture those on the existing dwellinghouse.

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

## **Officers Report for KET/2013/0461**

### **3.0 Information**

#### **Relevant Planning History**

None

#### **Site Description**

Officer's site inspection was carried out on 07.08.2013

Kenmore Drive is a cul-de-sac located within an established residential area in Desborough. The cul-de-sac extends westwards from Millholm Road before bending northwards. The application site is located on the northern side of the bend.

The site consists of a two storey detached and gable ended dwellinghouse constructed from buff brick under brown roof tiles, with mahogany effect UPVC fenestration. The dwellinghouse features an attached garage with a pitched and hipped roof.

The front of the property features a small garden and hard surfacing; a small back garden bound by 1.8m fencing is found to the rear.

Many of the surrounding properties – particularly those within Kenmore Drive to the south and east of the application site – are of the exact same house type and feature the same style attached garage, scale, design and use of materials.

#### **Proposed Development**

The application proposes a two storey side extension. The extension would be built over the existing garage and extend the full depth of the dwelling to sit flush with the existing front and rear walls. The extension would match the existing maximum eaves and ridge heights, detailing, fenestration and materials.

The application must be determined at Planning Committee as the applicant's partner works for Kettering Borough Council.

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

None

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

#### **Desborough Town Council**

No objection

#### **Neighbours**

No representations received

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Core planning principles

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. Design and character
3. Neighbouring amenity

### **1. Principle of development**

National policies and the Development Plan are supportive of extensions to dwellinghouses in established residential areas. The principle of development is therefore accepted, provided that the development is high quality in design, compatible with the character of surrounding properties and results in a good standard of neighbouring amenity.

### **2. Design and character**

The first floor part of the side extension over the existing garage would sit flush with the existing front elevation and would therefore be visible within the Kenmore Drive street scene. The extension would not appear to compete with the prominence of the existing dwelling, would be appropriate in scale, height and massing, and would match the existing eaves and fenestration detailing.

Whilst none of the other dwellings of the same house type within Kenmore Drive feature extensions over their garages, other house types which do not include single storey attached garages are also present. In this context the development is not seen to be contrary to the character of the area.

The two storey rear part of the extension would be slightly visible from the northern end of Kenmore Drive, but would be set back and largely

obscured by the existing dwellinghouse and boundary fence.

Subject to a condition requiring the materials to be used to match the existing dwellinghouse, the proposal will be of good design which is compatible with the character of the existing building and surrounding properties.

The proposal is therefore in accordance with the Core planning principles and Policy 7 of the National Planning Policy Framework (NPPF) and Policy 13 part (h) of the North Northamptonshire Core Spatial Strategy (CSS).

### 3. Neighbouring amenity

The development would have no impact on the amenity of neighbouring properties to the south and west due to the small scale of the proposal, the location and orientation of the existing dwelling, and the separation distance between the site and the neighbouring properties.

No.18 Kenmore Drive is to the east of and adjacent to the application site. The neighbouring dwelling features an obscure glazed bathroom window at first floor level in the side elevation facing the site. The proposed extension would be less than a metre from the boundary with no.18, but it would not result in a significant loss of light or overbearing because the rear elevation is set back from no. 18 and the application site is lower than the neighbouring plot. The window in the side elevation of no. 18 would receive less light as a result of the extension being only around 1m from it, but as the window is obscure glazed and only provides light to a bathroom, this is considered acceptable.

No windows are located within the proposed eastern side elevation facing no. 18, so there are no concerns regarding loss of privacy or overlooking of the dwellinghouse. A window would be located in the extension at first floor level in the rear elevation but, as it would be set back from the rear wall of no. 18, only the north-western corner of the neighbour's garden would be overlooked, which would not be significantly different to the level of overlooking provided by existing windows at first floor level in the rear elevation.

No. 16 Kenmore Drive to the north is set much higher than the application site and features a tall, detached garage and boundary fencing along the northern site boundary. Views from the proposed window in the rear elevation would therefore be restricted and would be not be materially different to the level of overlooking already resulting from the existing first floor windows.

The proposed development would therefore have an acceptable impact on the amenity of the neighbouring dwellings, and is therefore in accordance with the NPPF Core planning principles and CSS Policy 13 part (l).

## **Conclusion**

The proposed development would be befitting of the design and character of the existing dwelling and surrounding properties, and would result in a good level of neighbouring amenity.

The application 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: