

BOROUGH OF KETTERING

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| Committee | Full Planning Committee - 27/08/2013 | Item No: 5.11 |
| Report Originator | Susan Garbutt Senior Development Officer | Application No: KET/2013/0481 |
| Wards Affected | St. Peters | |
| Location | 16 Derwent Crescent, Kettering | |
| Proposal | Full Application: Single storey rear extension | |
| Applicant | Mr A Mucaj | |

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 take place until a cross-sectional plan of the site, prepared to a scale of not less than 1:500, showing the existing and intended final ground levels and land contours has 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: To protect the privacy of the occupiers of adjoining properties 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 north elevation or roof plane of the extension.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with policy 13 part L of the North Northamptonshire Core Spatial Strategy.

4. 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.

Officers Report for KET/2013/0481

3.0 Information

Relevant Planning History

None.

Site Description

Officer's site inspection was carried out on the 9th and 12th August 2013. The application site is on the eastern side of Derwent Crescent and is a semi-detached two-storey dwelling. The dwelling has off-road parking for at least 1 car plus a single garage in the rear garden. The dwelling is constructed of red brick with a tiled roof and white UPVC windows, doors and rainwater goods. The front elevation has a mixture of hung tiles and white render. Land levels on the site fall from the front to the rear of the property.

Proposed Development

Single storey pitched roof rear extension.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Neighbours

One objection received from number 18 on the grounds of (1) loss of light to ground floor; our extensions were sensitive to the building line and angled back (2) the pitched roof is much higher than our ground floor and not in keeping with the rest of the estate.

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 & Location of Development

Policy 13. General Sustainable Development Principles

Local Plan

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. Character and appearance
3. Amenity impact

1. Principle of development

The site is located within Kettering in an existing residential area and within the town boundary as defined by Policy 35 of the Local Plan. The site is surrounded on all sides by residential development. Policies 1 and 9 of the CSS direct development to the growth town of Kettering. Policy 13 of the CSS is supportive of development subject to a set of criteria which ensure the development meets needs, raises standards and protects assets. Subject to all relevant policies being met, the principle of an extension to this existing residential property is accepted.

2. Character and appearance

The proposed rear extension will replace an existing flat roof extension, and will measure 5.7m deep by 5.4m wide by 3.9m tall at the ridge. Due to the land levels falling west to east, and the wish to keep a level floor within the dwelling, the extension will require steps from the proposed patio doors into the garden. The design is a simple pitched roof structure set approximately 30cm from the boundary with number 18. Number 18 has objected on the grounds of the extension not being in keeping with the rest of the estate which is flat roofed. It is considered that the extension is in keeping with the pitched roofed garage on the site, and as the extension will not be visible from the road, the visual impact on the character of the area is negligible. The applicant proposes materials to match the existing property and this will ensure the property's character is maintained.

Overall it is considered the proposal meets CSS policy 13 part H which seeks a high standard of design and NPPF policy 7.

3. Amenity impact

The other side of this semi-detached house is number 18 Derwent Crescent. Number 18 has a two-storey rear extension which extends approximately 2.9m from the original dwelling, and a further single storey element which extends the overall depth of the ground floor extension to approximately 4m. The ground floor extension of number 18 contains a small conservatory, which has windows which face number 16 at an angle. The windows are visible above the existing boundary fence. The boundary fence is approximately 2m tall. The conservatory is part of an open plan room which is a conservatory/lounge/kitchen and is thus classed as a habitable room.

The proposed extension to number 16 would extend a further 1.7m beyond the existing extension at number 18. The eaves height of the proposed extension will be approximately 40cm taller than the neighbour's conservatory. The proposed extension would be set away from the shared boundary by 30cm and the pitched roof would be angled away from the neighbour; which would both minimise impact. The conservatory includes a large area of glazing from both a window and full height

patio doors. The proposed extension would break the 45 degree line of the window which faces number 16 at an angle, but it would not break the 45 degree line from mid point of the patio doors, which are the principal light source of the room. The rear of the existing dwellings is east facing. Therefore the ground floor extension to number 18 receives little sunlight in the latter parts of the day, due to the path of the sun. The proposed extension to 16 will therefore make little difference to sunlight to number 18. The extension is only single storey and as such will not have an overbearing impact on number 18. Due to the land levels sloping away from the house, the final levels details of the extension can be secured by condition to control overall height.

The proposed extension is over 2.2m from the boundary with number 14, and number 14 is separated from the site by a driveway and high brick boundary wall. There are therefore no amenity impacts upon number 14.

The proposed extension has no side windows. To ensure that no future overlooking of number 18 could occur, a condition to restrict openings on the north elevation is suggested.

With the imposition of the suggested conditions the proposal is considered to meet the requirements of policy 13 part L.

Comments on other points raised by proposal:

The application site notice consultation period ends on the 20th August (one day after the committee papers are to be published). Any additional comments received will be reported to committee members in the committee update.

Conclusion

The proposed rear extension is considered to be in accordance with relevant Development Plan policy and the NPPF. There are no material considerations that indicate against the proposal. The application is recommended for approval subject to the imposition of the recommended conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Susan Garbutt, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: