

BOROUGH OF KETTERING

Committee	Full Planning Committee - 17/12/2013	Item No: 5.5
Report Originator	Alan Davies Development Officer	Application No: KET/2013/0568
Wards Affected	Welland	
Location	29 Main Street, Ashley	
Proposal	Full Application: Single and two storey rear extension with garage conversion	
Applicant	Mr A Bolland	

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.

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 any elevation or roof plane of the first floor extension hereby approved.

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/2013/0568

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

KET/2008/0830 – Demolition of side extension. Two and single storey rear extensions. Withdrawn 06/10/2008.

KET/2008/0829 – Two and single storey rear extensions. Removal of side extension. Re-roof and extend garage. Approved 04/12/2008.

Site Description

Officer's site inspection was carried out on 08/10/2013.

The application site is a detached dwelling in the village of Ashley, approximately 6 miles to the northwest of Kettering. It lies within the designated Conservation Area and on the north side of Main Street. The property itself is an attractive but unlisted historic two storey dwelling constructed of ironstone with limestone window surrounds, a slate tile roof and white-painted timber windows. To the rear of the dwelling the garden is just less than 50m long and spreads out from 5m wide close to the rear wall of the dwelling to 20m wide further away. To the immediate west is 'The Old Post Office', a property that has been converted into a dwelling. There is a separation distance of 5m between the two dwellings. In between these dwellings is a single storey double garage which is attached to The Old Post Office. The garage on the left belongs to The Old Post Office and the garage on the right belongs to the application property.

Proposed Development

It is proposed to construct a rear extension with a large ground floor element that would connect the rear of the existing dwelling with the garage. A first floor element is also proposed which will have a footprint of approximately 4m by 4m and this will sit above the proposed ground floor extension. It will have a pitched roof and one window at first floor level on the north elevation is proposed. Two roof lights on the existing north elevation of the roof plan are also suggested.

Any Constraints Affecting the Site

Ashley Conservation Area

4.0 Consultation and Customer Impact

Parish Council

No objection.

Neighbours

Two objections and one letter of support from neighbours have been received. The objections identify the following issues:

- The proposal is overdevelopment of the site.
- Impact upon parking.
- This proposal will result in the creation of 2 semi-detached properties.
- The flat roof should not be used as a balcony/patio

5.0 Planning Policy

National Planning Policy Framework

6. Delivering a wide choice of high quality homes

7. Requiring good design

12. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 13. General Sustainable Development Principles.

Other guidance

Ashley Conservation Area Appraisal

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 upon Ashley Conservation Area

1. Principle of development

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In addition, regard must be had to national planning guidance and the Development Plan which, in this particular case, refers to Policy 13 of the North Northamptonshire Core Spatial Strategy. The proposal is considered to accord with all relevant planning policy and will not have a detrimental impact upon residential amenity, the

appearance of the host dwelling or the wider Conservation Area and the following sections of this report discuss this in further detail.

2. Residential amenity

Two objections from neighbouring residents raise concerns about the impact this proposal will have upon parking. This proposal is for a rear extension to the dwelling and would result in the conversion of the existing garage into a shower and utility room. It will not result in the loss of an existing parking space as the plans submitted with the application demonstrate that the garage is too small for the storage of vehicles (2m by 2.5m) and therefore the proposal will not alter the amount of parking provided off-street at the application property. Main Street is a 30 mile per hour road that has low levels of traffic and therefore on-street parking is not an issue, although this proposal will not result in a change to the existing situation whatsoever. As such the extension will not have a detrimental impact upon residential amenity due to parking problems and as such the proposal is considered to accord with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Objectors have also raised the issues of the garage being used as a laundry room and the extension creating a physical link between the two properties. Given that the applicants already use the rear part of the garage as an out house for their washing machine and the proposed extension will only link the application property with the neighbouring dwelling by virtue of the existing garages it is considered an unjustified reason for refusal and does not fall foul of the requirements of Policy 13 of the North Northamptonshire Core Spatial Strategy in respect of residential amenity: disturbance from noise will not be any greater than at present.

The proposed extension at ground floor will have a large set of patio doors on the north elevation facing onto the rear garden of the application property. This will not result in an overbearing impact upon or loss of privacy for any of the occupants of the neighbouring dwellings. The extension at first floor is a small extension which will not have an overbearing impact or result in loss of light to any of the surrounding dwellings. One window on the north elevation is proposed. This will not increase the level of overlooking of the neighbouring dwelling to the east – 31 Main Street – whatsoever. In addition, the area that this window will overlook is the front garden and therefore not considered to be private amenity space. The proposal will not result in detriment to the privacy of the occupants of this dwelling.

Comments were also received that referred to the use not being used as a terrace. It is proposed to remove permitted development rights by condition, should this proposal be approved, which would prevent any small scale changes to the scheme that would enable access to the flat

roof of the extension. Provided this condition is complied with it is considered that the proposal would not have a detrimental impact upon the lives of neighbouring residents whatsoever and therefore it complies with Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. Design, character and appearance

The proposal comprises a flat roof ground floor extension to the rear with a small pitched roof, timber clad extension above. The ground floor element will join onto the existing garage and within the existing rear roof slope two roof lights will be added. As a result the bulk of the proposal is hidden from the public realm and only the link from the proposed rear extension to the garage will be visible. The existing garage door will be removed and replaced with a simple door and small 8-pane window. This will result in the proposal having a minimum visual impact upon Main Street and will not alter the character of the area. The first floor extension may be visible from some of the surrounding rear gardens, but the proportions, roof style and choice of timber cladding will ensure that its appearance sits comfortably with the surrounding development. The proposal, which is for a large plot, will not appear to be overdevelopment. It is therefore considered that the design complies with Policy 13 of the North Northamptonshire Core Spatial Strategy and Sections 6 and 7 of the National Planning Policy Framework.

4. Impact upon Ashley Conservation Area

The proposal is to the rear of a historic property within Ashley Conservation Area. It has an attractive front elevation constructed of vernacular materials. The dwelling abuts the highway resulting in it having a prominent position within Main Street. The rear garden and rear elevation however are completely screened from view from Main Street by the presence of The Old Post Office to the west and the mature hedge that forms a boundary with 31 Main Street to the east. Therefore the only element of this proposal that will have a visual impact upon the Conservation Area is the alteration to the garage door and the link to the garage. The garage is a modern construction and therefore this small alteration to the front of the garage and the flat roof link to it will not affect the character of the surrounding Conservation Area. The proposal will therefore preserve the character and appearance of Ashley Conservation Area. As a result the proposal is considered to accord with Policy 13 of the North Northamptonshire Core Spatial Strategy and Section 12 of the National Planning Policy Framework.

Conclusion

The proposal accords with national planning guidance, the local Development Plan and has been considered with the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It will not detrimentally impact residential amenity, the appearance of the host dwelling or the character of the surrounding Conservation Area. Therefore it is recommended for approval.

**Background
Papers**

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Alan Davies, Development Officer on 01536 534316