

## BOROUGH OF KETTERING

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|--------------------------|---|--|
| <b>Committee</b>         | <b>Full Planning Committee - 23/09/2014</b>   | <b>Item No: 5.7</b>                      |
| <b>Report Originator</b> | <b>Alan Davies<br/>Development Officer</b>  | <b>Application No:<br/>KET/2014/0426</b> |
| <b>Wards Affected</b>    | <b>Welland</b>  |  |
| <b>Location</b>          | <b>The Old Rectory, 1 Station Road, Rushton</b>   |  |
| <b>Proposal</b>          | <b>Full Application: 6 no. solar panels to roof, provision of biomass boiler with flue to external store, alterations to external kennel to accommodate oil storage tanks and insertion of door to rear</b> |  |
| <b>Applicant</b>         | <b>Mr &amp; Mrs M James</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. 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 amenity of the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. All external walls shall be constructed in natural stone and shall not be laid, coursed or pointed other than in accordance with a sample panel which shall have been constructed on site and approved in writing by the Local Planning Authority prior to the commencement of construction of any such external walls. As approved, the sample panel shall be retained on site and kept available for re-inspection throughout the construction period.

REASON: In the interests of preserving the architectural interest of the listed building in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. No development shall take place on site until full details of the new doors to the existing dwelling 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: In the interests of preserving the architectural/historic interest of the listed building in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

5. The stainless steel flue hereby approved shall be painted in a matt black colour prior to its first use and shall be permanently retained in that state.

REASON: To ensure the appearance of a stainless steel flue does not have a detrimental impact upon the setting of the listed building in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

6. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details submitted with the application unless alternative details are first submitted to and approved by the Local Planning Authority in writing.

REASON: To ensure that the scheme installed is that considered in order to prevent a detrimental impact upon the listed building in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

## **Officers Report for KET/2014/0426**

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

### **3.0 Information**

#### **Relevant Planning History**

KET/2014/0427 – Listed Building Consent: 6 solar panels to the roof, provision of biomass boiler with flue, alterations to the kennel to accommodate oil tank and insertion of door to rear. Pending.

#### **Site Description**

Officer's site inspection was carried out on 10/07/2014.

The application property is a large, three storey Grade II listed ironstone dwelling in the heart of Rushton Conservation Area. It is the former rectory and has a prominent position within the village with a 5-bay Georgian elevation that looks onto the church yard. The dwelling is set within large grounds and to the east of the dwelling (the rear) there is a small yard with two small single storey stone outbuildings, one of which has a kennel attached.

#### **Proposed Development**

It is proposed to install a 60kw biomass boiler and woodchip store within one of the existing outbuildings and associated steel flue. A bank of 6 solar panels will be installed on the roof of the main dwelling on the south-facing roof slope of the northern element of the building. The existing kennel connected to one of the existing outbuildings will be altered to create an area to conceal an oil tank, which will be relocated from its present position. Also, a new doorway from the existing dwelling to this rear yard area will be created.

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

Rushton Conservation Area  
Grade II Listed Building  
C Road

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

#### **Town Council**

Objection: concerned about the visual impact of the flue upon the neighbours. Also concerns about exhaust fumes, noise and vibration from the boiler.

#### **Environmental Health**

No objection to this proposal.

#### **Neighbours**

No objections received.

## **5.0 Planning Policy**

### **National Planning Policy Framework**

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. Design, character and appearance
3. Residential amenity
4. Heritage

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

This proposal involves four separate elements of proposed development to a listed building. As such an accompanying Listed Building Consent application (KET/2014/0427) has also been submitted, but is not reported to planning committee as none of the objections raised relate to the listed building. The elements to consider are:

- New external door to the rear yard.
- 6 no. solar panels.
- Biomass boiler and external flue.
- Alterations to existing external kennel.

### **New external door to the rear yard**

Whilst this door involves a material alteration to the building it falls within Part 1, Class A of the General Permitted Development Order and thus planning permission is not required for this opening. Listed Building Consent is required and this is covered under the accompanying application (KET/2014/0427). Further consideration of the design and location of the door is therefore included in Section 4 below, although the principle of the door is considered to be acceptable in planning terms due to the provision in the GPDO.

### **6 no. solar panels**

Sections 7 and 12 of the National Planning Policy Framework along with Policy 13 of the North Northamptonshire Core Spatial Strategy provide for renewable energy installations such as solar panels provided that they are well-designed (including their location) and the inclusion of such structures does not have a detrimental impact upon design, amenity or designated heritage assets. It is considered therefore that the principle of the panels is established and the design and location of the panels is discussed further below.

### **Biomass boiler and external flue**

The installation of a biomass boiler in an existing outbuilding does not amount to development and thus the principle of having the boiler is therefore established. The inclusion of an external flue is considered to be development and as with the solar panels there is provision for such installations, subject to the abovementioned design, amenity and heritage criteria.

### **Alterations to the existing kennel**

The existing kennel is well constructed but is neither considered to be a significant part of this heritage asset nor is it visible from anywhere outside of Old Rectory. As such the reconfiguration of the kennel to create a visual screen for the relocated oil tank is considered to be acceptable and in accordance with Sections 7 and 12 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy although further discussion on design, amenity and heritage are included below.

In summary each of the proposed elements are considered to be acceptable in principle and accord with national and local planning policy, provided that the details are appropriate.

## 2. Design, character and appearance

The proposal involves four elements of which none will have a visual impact outside of the site. The new external door will be screened from view from the neighbours by existing boundaries and the two outbuildings on the east of the site. The solar panels will be hidden from view by being located on the south roof slope of a 'double pyle' roof. The biomass boiler will be located within an existing building and it is only a small flue that will project 1 metre about the existing roof slope of the outbuilding, but will be screened by existing boundary treatment and vegetation. It is also proposed to require this flue to be painted matt black by condition in order to further minimise its appearance.

The alterations to the existing kennel, as in common with all of the other elements, will not be visible from site and will visually improve this structure by removing the existing metal bars and increasing the height of the existing ironstone wall. The impact of all of the elements of the proposal is therefore considered to be minimal and will therefore not have a harmful appearance on the application building or detrimentally affect the character of the surrounding area and thus will accord with

Section 7 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy.

### 3. Residential amenity

To the east of the site there are several residential dwellings and the Parish Council have expressed concerns that the biomass boiler may result in an increase of air pollution. Environmental Health has been consulted on this matter and has no objection to the proposal based on the information regarding the biomass boiler submitted with this application. It is therefore considered that this proposal accords with Policy 13 of the North Northamptonshire Core Spatial Strategy in respect of neighbouring amenity. None of the other works, including solar panels, alteration of the kennels or provision of a new doorway in the rear (east) elevation of the building would have a detrimental impact upon neighbouring residents in respect of loss of light, overlooking or increase in pollutants (air, noise, light etc).

### 4. Heritage

The proposal affects a Grade II listed building and therefore an accompanying Listed Building Consent application has been submitted to fully consider the impact upon the listed building. For the purposes of the planning application it is considered that the proposal, with the imposition of conditions relating to materials and details of the proposed door, will not have a detrimental impact upon the special historic or architectural interest of the property whatsoever.

The property also lies within Rushton Conservation Area but again as the proposals will not be visible from the public realm they are considered to preserve the character and appearance of Rushton Conservation Area. As such the proposal is considered to accord with Section 7 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy.

### Conclusion

The proposal is considered to accord with national and local planning policy. It will not detrimentally impact the amenity of neighbouring residents, it is a well designed proposal and it will not have a harmful impact upon the significance of the Grade II listed building. 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: