

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 21/10/2014</b>	<b>Item No: 5.5</b>
<b>Report Originator</b>	<b>Mark Coleman Assistant Development Officer</b>	<b>Application No: KET/2014/0485</b>
<b>Wards Affected</b>	<b>Queen Eleanor and Buccleuch</b>	
<b>Location</b>	<b>4 Steele Way, Geddington</b>	
<b>Proposal</b>	<b>Full Application: Two storey side extension and roof light to existing dwelling</b>	
<b>Applicant</b>	<b>Mr A Groome</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 (including all windows, cills, window surrounds, doors, and rainwater goods) hereby permitted shall match, in type, colour and texture those on the existing building.

REASON: In the interests of protecting the character and appearance of the area and adjacent Conservation Area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy and Sustainable Design Supplementary Planning Document.

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 west facing roof plane of the building.

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/2014/0485**

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

### **3.0 Information**

#### **Relevant Planning History**

KET/2006/0575 – Construction of four houses with garaging (Approved: 24.11.06)

#### **Site Description**

Officer's site inspection was carried out on 1<sup>st</sup> September 2014. The site adjacent to the Conservation Area is located to the southern edge of Geddington Village and occupied by a two storey, detached dwelling house. The existing dwelling is constructed from limestone rubble, with natural slate roof. Windows are painted timber, with stone moulded surrounds. Rainwater goods are heritage style and made from black plastic. The footprint of the house is based around a centrally positioned traditional ridge roof design, with intersecting gables to the east and west, providing additional living accommodation and garaged parking with accommodation above. Single storey projections are also present to the north (side). A large rear garden extends to the east in excess of 30m, with a smaller side garden to the north. The northern boundary is screened by established planting located primarily on neighbouring land. The west boundary is a limestone wall measuring approximately 2m high.

The site comprises one of four relatively new build individually designed dwelling houses laid out around a private cul-de-sac which previously formed the private garden serving The Firs, 49 Queen Street. Whilst the host property falls outside of the defined settlement boundary, the proposed development falls within it.

#### **Proposed Development**

The proposed development is a 2 storey side extension comprising an extension to the existing kitchen breakfast room to create an enlarged kitchen breakfast family room with mezzanine floor above. A minor alteration is also proposed to the bathroom through the inclusion of a new roof light to replace the existing window which will be blocked by the proposed side extension, albeit that in the original planning permission of 2006 (see above) permitted development rights for this sort of alteration were not removed. However, because the roof light is not to be obscure glazed, planning permission is required. This is therefore dealt within this application.

#### **Any Constraints Affecting The Site**

Nene Valley NIA Boundary  
SSSI

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

## **Geddington Parish Council**

No comment received.

### **Neighbours**

Objection from the occupiers (Mr and Mrs Steele) of The Firs, 49 Queen Street, Geddington. Objection made on the grounds of loss of privacy in terms of overlooking from the mezzanine level roof light, loss of access to natural light from the garden, and general overdevelopment of the site which would adversely affect the balance of their home. An additional comment relating to loss of views of fields beyond the site is not a material consideration and can not be considered further.

Further comment was received from Apex Planning Consultants (appointed by Mr and Mrs Steele) highlighting that if planning permission were to be granted, they would seek a condition securing the positioning of the mezzanine roof light to be not less than 1.7m above floor level, and prevention of additional windows being inserted in the west elevation.

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Section 7: Requiring Good Design

### **Development Plan Policies**

#### **North Northamptonshire Core Spatial Strategy**

Policy 1: Strengthening the Network of Settlements

Policy 9: Distribution and location of development

Policy 13: General Sustainable Development Principles

#### **SPDs**

Sustainable Design

Biodiversity

## **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 character and appearance of the area
3. Impact on residential amenity
4. Impact on the Nene Valley Nature Improvement Area and SSSI

### 1. Principle of development

Policy 1 (CSS) in supports development adjoining village boundaries in exceptional circumstances where there is a demonstrable housing need. In this instance, the site is located both partially in and outside of the settlement boundary for Geddington. However, the principle of development in this location has already been established by the grant of planning permission for the host dwelling and 3 neighbouring properties on Steele Way (i.e. KET/2006/0575). Furthermore, some weight can be attached to Policy 9 (CSS) which sets out that new building development [typically new dwellings] in open countryside will be strictly controlled. As the proposal seeks to enlarge the existing residential dwelling and not create a new dwelling, significant weight is attached to the existing authorised residential use of the site. Policy 13 (CSS) also seeks to ensure that new development demonstrate the key principles of sustainable development. In particular, new development should be of a high standard of design, architecture and respect and enhance the character of its surroundings; not result in an unacceptable impact on amenities of neighbouring properties in terms (including through overlooking) amongst other things. The proposal broadly meets these objectives which are considered in detail below. As a result, subject to conditions recommended throughout this report, the proposal is considered acceptable in principle.

### 2. Impact on the character and appearance of the area

The proposed extension is located to the side of the existing dwelling and will only be visible from the street at a distance beyond existing gardens located in the foreground. The extension is subservient in scale to the main house and is considered to be proportionate in size. Subject to materials used in the construction of the extension matching those used in the construction of the main dwelling house, the proposal will have an acceptable impact on the character and appearance of the area and adjacent Conservation Area and accords with the relevant parts of Section 7 (NPPF), Policy 13 (CSS) and Sustainable Design (SPD).

### 3. Impact on residential amenity

The existing property benefits from a large garden to the east which will remain unaffected by the proposal. Ground floor openings will not adversely impact neighbouring amenity due to the presence of existing boundary treatments (i.e. the boundary wall separating the site from The Firs, 49 Queen Street is approximately 2m high).

The amended proposal incorporates roof lights in the proposed mezzanine extension and to the existing bathroom which are in excess of 2m above finished floor levels and will not provide opportunities for overlooking which may otherwise give rise to loss of privacy affecting neighbouring properties. In addition, the side extension has been stepped back so that it is at least 3.6m from the boundary with The Firs, 49 Queen Street. Although the amended scheme has sought to widen the extension from 5.3m to 5.6m (as measured from the existing utility room) this does not have a significant impact on residential amenity

when compared to the original scheme.

Objection to the original scheme was received from the occupiers of The Firs, 49 Queen Street, Geddington. Grounds of objection include loss of privacy caused by overlooking from the roof light serving the mezzanine, over development of the site, and loss of access to natural light from the garden.

Given that the proposed extension is located east of The Firs, access to daylight from the south and west is unaffected, and the original scheme would not have a significant detrimental impact on access to natural light. The amended scheme steps the proposed extension back a further 2.2m from the shared boundary lessening impacts of overbearing and loss of light even further. As discussed above, the applicant has demonstrated that direct overlooking from the proposed extension will not be possible through the proposed roof lights. However, to prevent further roof lights being inserted in the west facing roof slope which may give rise to a loss of privacy, a condition is recommended to secure this. Whilst the occupiers of The Firs also object on the grounds of over development, given the size of the remaining garden, this view can not be supported. No further comments have been received in relation to the amended scheme. Subject to the aforementioned condition, the proposal is considered to have an acceptable impact on neighbouring amenity and accords with the relevant parts of Section 7 (NPPF) and Policy 13 (CSS).

#### 4. Impact on the Nene Valley Nature Improvement Area and SSSI

The application site is located within the Nene Valley NIA Boundary which aims to define an area for ecological and biodiversity enhancements in order to create a resilient ecological network in the Nene Valley. Despite this, it is acknowledged that the site is within an existing settlement area, with a residential character of low biodiversity value. The proposed development is unlikely to have any significant adverse impacts on the NVNIA for the aforementioned reason. In addition, the nearest SSSI (The River Ise) will not be adversely affected by the proposal due to the separation distance between the river and the site. The proposal is therefore acceptable and accords with the relevant parts of and Policy 13 (CSS) and Biodiversity (SPD).

#### Conclusion

The proposal is acceptable in principle and in terms of its impact on the character and appearance of the area, residential amenity, and the Nene Valley Nature Improvement Area and nearest SSSI. Subject to conditions already discussed, and in accordance with the statutory duty of Section 38 (6) of the Planning and Compensation Act 2004 Act, the proposed development is acceptable and recommended for approval.

**Background  
Papers**

Title of Document:

Date:

Contact Officer:

Mark Coleman, Assistant Development Officer on  
01536 534316

**Previous Reports/Minutes**

Ref:

Date: