

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 16/12/2014</b>	<b>Item No: 5.6</b>
<b>Report Originator</b>	<b>John Hill Development Officer</b>	<b>Application No: KET/2014/0690</b>
<b>Wards Affected</b>	<b>Slade</b>	
<b>Location</b>	<b>9 High Street (land adj to), Broughton</b>	
<b>Proposal</b>	<b>s.73A Retrospective Application: 1 no. detached dwelling (Revised scheme to planning permission KET/2010/0576)</b>	
<b>Applicant</b>	<b>Mr L Longland L Longland Building Contractors</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 windows at first and second floor level on the east elevation shall be glazed with obscured glass and be non openable. The windows shall thereafter be maintained in that form at all times.

REASON: To protect the privacy of the adjoining property and to prevent overlooking in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

2. 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, east or west elevations or north or south roof planes of the dwelling.

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.

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 extension, building, structure or other alteration permitted by Classes A to E inclusive of Part 1 of Schedule 2 of the Order shall be erected, constructed or made on the application site.

REASON: In the interests of the amenity of the neighbouring occupiers in compliance with policy 13 of the North Northamptonshire Core Spatial Strategy

## **Officers Report for KET/2014/0690**

### **3.0 Information**

#### **Relevant Planning History**

KET/2010/0576 Demolition of outbuildings and erection of 1 dwelling with alterations to existing dwelling. Approved 16 December 2010.

#### **Site Description**

Officer's site inspection was carried out on the 31<sup>st</sup> October 2014.

The application site is the former rear courtyard to 9 High Street, Broughton which fronts the High Street.

To the rear is a detached dwelling and to the south the Red Lion Public House.

The house approved under planning permission KET/2011/0062

#### **Proposed Development**

The proposal is to retain the existing house that has been constructed under the above planning permission but which has been altered to include a small dormer on the south facing plane of the pitched roof to accommodate the required roof height at the top of the stairwell serving the second floor accommodation. It has a single roof light in the sloping roof only with the cheeks and the elevation being blank. Also this roof plane on the approved plan showed 4 roof lights, these are now reduced to 2 including the one in the dormer roof slope.

The number of rooflights in the north plane have also been reduced from 3 to 2.

Changes have also been made to the window details in each elevation to varying degrees. In the south elevation the two windows as approved have been made slightly larger; in the north the design of the three large windows as approved have been slightly altered; in the west, that fronting the High Street shows an approved first floor window significantly reduced in size and finally the east, rear elevation has a new window at first floor and a larger one than approved at first floor. Both are detailed to be obscure glazed and non-opening.

The entrance lobby has also been altered from the approved scheme. The approved scheme details timber cladding whereas it has been constructed in brick.

The house as constructed is a 4 bed unit whereas it was approved as a 3 bed unit.

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

Broughton Conservation Area Adopted April 2014

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

Broughton PC – Object on the grounds that the additional height of this scheme (three storey as opposed to two previously permitted) renders the development over-dominant in the street scene and in relation to the neighbouring properties resulting in harm to the character and setting of the newly designated conservation area which is further compounded by the inappropriate monolithic design and use of materials that are out of keeping with those used locally.

Neighbouring residents – One letter of objection received from a resident of High Street who lives opposite the site on the east side of the road. Is concerned that the plot has not been built to the original plans. On the first application had concerns the first floor window looked directly into their lounge and first floor bedroom and the corridor that leads to a bathroom/toilet. Cannot understand why the window was not placed in the elevation overlooking the car park. Have looked at the new revised plan and note there is a second window again overlooking their property which is strongly objected to. Notes that obscure glazing is provided in a bedroom that overlooks a garden to the rear, it should therefore be used in windows directly overlooking their property. Noted a large reduction in natural light because of this building.

#### **5.0 Planning Policy**

##### **National Planning Policy Framework**

Section 7 Requiring good design – paragraph 67

Section 12 Conserving the historic environment

##### **Development Plan Policies**

North Northamptonshire Core Spatial Strategy – Policy 13

Kettering Local Plan Policy 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
2. Dormer Extension

3. Windows/Rooflights
4. Entrance Lobby
5. Other Matters

### 1. Principle

The principle of the development has been established through the granting of the original planning permission which has been implemented.

Notwithstanding this, this is a new planning application to retain the house as constructed. The key issues for consideration in determining this application are whether the changes from the previously approved scheme are acceptable. Added to this the Broughton Conservation Area has been designated since the original planning application was determined.

### 2. Dormer Extension

The dormer extension is modest in size rising above the original plane of the roof by 0.8m. It has a slate roof to match the existing with leaded cheeks with a single rooflight. It is positioned in a central location. It can most readily be viewed from the rear of the pub. It is considered acceptable in design terms including noting the location of the house now being within the Broughton Conservation Area where there is now a statutory duty to determine whether proposed development has a positive, neutral or adverse impact on the character and appearance of the Conservation Area. It is considered the impact would be neutral.

### 3. Windows/Rooflights

The alterations to the windows are set out above. They include a reduction in the number of rooflights and alterations to the design of some of the windows and a reduction in the size of a number. These alterations are considered acceptable in design terms including being considered to have a neutral impact on the character and appearance of the Conservation Area. Additionally they will not result in any undue overlooking of neighbouring properties. This includes the two new windows in the east/rear elevation. These windows serve bedrooms at both first and second floor level. They are however to be obscure glazed and non-opening. As they have other windows/roof lights providing natural light from non-obscure glazed windows this is considered acceptable subject to them being conditioned accordingly.

The objection of the resident who lives on the other side of High Street to the house is noted but their property is some 27metres away. This resident objected to the first application and it was considered then that the relationship to their property was acceptable with what was then a single window in the elevation facing their property. The introduction of a second window in this elevation is also considered acceptable and would have a limited impact on the amenity of this property in accordance with Policy 13 of the NNCS.

#### 4. Entrance Lobby

The materials have been changed from the approved scheme to construct this. Timber cladding was approved but it has been built out of brick to match the existing. This is considered acceptable and again has a neutral impact on the character and appearance of the Conservation Area.

Both in design terms and the impact the alterations will have on neighbouring properties the changes from the approved scheme are considered acceptable and compliant with policy 13 of the NNCSS.

#### 5. Other Matters

Having regard to the objection of the Parish Council the overall height of the house is the same as previously approved and the approved scheme had a 2nd floor. There is therefore no increase in its size or overall visual impact.

In all other respects the proposal remains acceptable as previously approved under planning permission KET/2010/0576.

#### **Conclusion**

The proposed development is compliant with national planning policy guidance and the relevant policy of the Development Plan. It is therefore recommended that planning permission is granted conditionally.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

#### **Previous Reports/Minutes**

Ref:

Date:

John Hill Development Officer on 01536 534316