

BOROUGH OF KETTERING

Committee	Full Planning Committee - 10/02/2015	Item No: 5.8
Report Originator	Alison Riches Development Officer	Application No: KET/2014/0873
Wards Affected	Desborough St. Giles	
Location	Wildacre, Furlong Road, Desborough	
Proposal	Full Application: Demolition of garage and utility area and construction of two storey side extension	
Applicant	Mr S Aran, Mulberry Property Developments Ltd,	

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 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/2014/0873

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

3.0 Information

Relevant Planning History

KET/2013/0363. Renewal of KET/2010/0321 (Erection of five no. 4 bed homes served from a new private drive). Approved 19/07/2013.

KET/2010/0321. Renewal of KET/2007/0076 (Erection of five no. 4 bed homes served from a new private drive). Approved 09/07/2013.

KET/2007/0076. Erection of five no. 4 bed homes served from a new private drive. Approved 14/05/2007.

Site Description

Officer's site inspection was carried out on 15/01/2015.

The application site is a large triangular shaped area of land, approximately 0.36 hectares in area, located in an established residential area to the southeast of Desborough and accessed from a turning head at the south end of Furlong Road.

The application site contains a large two-storey detached dwellinghouse built in the 1960s. The dwellinghouse has a gable roof and is built of buff bricks with a grey concrete tile roof and has part of the front elevation covered with white render. There is a double flat roofed garage attached by a covered corridor to the southeast elevation and beyond that there is a wooden canopy, with a gap of approximately 2 metres before reaching the southeast boundary of the site. There is a double row of solar panels on the rear (southwest) roof plane and a white PVCu conservatory attached to the rear elevation.

The dwellinghouse is set back from the road but is located towards the north end of the site, with a large mostly gravelled front garden containing a few beds of plants, and a large rear garden containing an orchard. There are a considerable number of large trees within the site.

The site boundaries are wooden panel fencing with tall overgrown planting in front of them.

The site has planning permission for 5 no.4 bed dwellinghouses accessed from a new private drive, granted under reference KET/2007/0076 and subsequently renewed by KET/2010/0321 and KET/2013/0363. All relevant conditions have been discharged but work had not commenced on site at the time of the site visit.

Surrounding development consists of single and two-storey residential development in Furlong Road to the north, Leys Avenue to the west and Chestnut Drive to the east.

Proposed Development

The proposal is for the erection of a one and a half storey extension to the southeast elevation of the dwellinghouse replacing the existing covered corridor, double garages and wooden canopy.

Any Constraints Affecting the Site

None.

4.0 Consultation and Customer Impact

Desborough Town Council

- **No objection.**
- Does not affect neighbours in Chestnut Drive.
- Will not interfere with the five new houses being constructed in the original garden.

Neighbours

1 letter of **objection** received from 14 Chestnut Drive.

- Concerned at the close proximity of the building to the front of our house and the loss of light.
- The upstairs window at the end of the building will look directly over the front of our house and into our front windows which would be very intrusive and lead to a lack of privacy.
- When you look out the front windows you can see the end of the garages and then the car port next to our fence which runs the length of our front garden.
- The building will be a matter of a few feet from our fence.
- The land is also on a slope and the house in question is much higher than ours which has to mean that all the light will be blocked from the front of our house and garden making the rooms at the front very dark.

5.0 Planning Policy

National Planning Policy Framework

Policy 4. Promoting sustainable transport

Policy 6. Delivering a wide choice of high quality homes

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 10. Distribution of Housing

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. The Principle of Development
2. Character and Appearance
3. Residential Amenity
4. Parking and Highway Safety

1. The Principle of Development

The application site is in an established residential area to the southeast of Desborough.

Paragraph 49 of the National Planning Policy Framework states that applications for housing should be considered in the context of the presumption in favour of sustainable development.

Policies 1, 9 and 10 of the North Northamptonshire Core Spatial Strategy direct development to existing urban areas and indicate that Desborough is a smaller town which should provide a secondary focal point for development.

Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and the highway network.

The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

2. Character and Appearance

Policy 13(h) of the North Northamptonshire Core Spatial Strategy requires new development to reflect, respect and enhance the character of its surroundings.

The proposed extension will only be partially visible in the public realm in Furlong Road and has been designed to reflect the simple, unfussy design of the existing dwellinghouse taking into account the proportions and roof pitch of the property. Provided the materials match those on the existing dwellinghouse the proposal will reflect the character and appearance of the existing dwellinghouse. A condition is to be added to reflect this.

As such, the subject to the addition of a condition requiring materials to match, the proposal will comply with policy 13(h) of the North Northamptonshire Core Spatial Strategy in that it reflects and respects the character of its surroundings.

3. Residential Amenity

Policy 13(l) of the North Northamptonshire Core Spatial Strategy requires new development not to result in an unacceptable impact on the amenities of neighbouring properties.

An letter has been received from a neighbour to the southeast at No.14 Chestnut Drive objecting to the close proximity of the proposal to the front of their dwellinghouse, as it will lead to a loss of privacy as the first floor window in the southeast elevation will look directly over the front of the property and into the front windows, and the slope of the land will block light from the front of the house and garden.

The proposed side extension will be attached to the southeast elevation of the dwellinghouse and will extend 9.8 metres towards the southeast site boundary. There will be a bedroom window in the end elevation which will be just over 2.5 metres from the southeast site boundary.

No.14 Chestnut Drive is located adjacent to the southeast site boundary of the application site, at the end of a private drive serving it and 3 other properties in Chestnut Drive. The private drive is in the public realm. It is considered that the oblique relationship between the southeast elevation of the proposal and the front elevation of No.14 Chestnut Drive is such that there will not be any overlooking of the front windows over and above that which is currently experienced between the front elevations of the properties in Chestnut Drive. The proposed extension does not lead to a loss of privacy to any private elevations or areas of these neighbouring properties.

In terms of loss of light to the front elevation and front garden of No.14 Chestnut Drive, No.14 is to the southeast of the proposal and faces northeast. As such, the path of the sun (east to west via the south) will not be affected by the location of the proposal and therefore there will be no loss of light to the front elevation of this neighbour. In addition, the proposal will be 2.5 metres from the boundary fence with Chestnut Drive, and is lower in height than the existing dwellinghouse, meaning any slope to the land will not lead to a loss of amenity to these neighbours.

As the window concerned serves a bedroom, is the sole window for this room, and faces over the public realm, it is considered unreasonable to require the window to be obscure glazed as this would harm the amenities of future occupiers of this room.

Planning permission has been granted for 5 No. 4 bed dwellings on land at the rear of the application site, and although the development had not commenced at the time of the site visit, consideration is to be given to any amenity issues in relation to these dwellinghouses. Of the five approved dwellinghouses, plot 1 is nearest to the proposed extension. Plot 1 is separated from the application site by a double garage and has a blank flank elevation facing towards the rear elevation of the existing dwellinghouse. Due to the separation distance and the fact that there are no windows above ground floor level in the southwest elevation of the proposal, there will be no adverse impacts on the amenities of the future occupiers of Plot 1.

Should the housing development not be built out and the land remain garden land for the existing dwellinghouse, the size of the rear garden and the separation distance from the other surrounding neighbours is such that the proposal will have no adverse impacts on the amenities of these neighbours.

As such, the proposal complies with policy 13(l) of the North Northamptonshire Core Spatial Strategy as it does not result in an unacceptable impact on the amenities of neighbouring properties.

4. Parking and Highway Safety

Policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy requires new development to have a satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards, and not to have an adverse impact on the highway network nor prejudice highway safety.

The proposed extension includes a double garage to replace the double garage to be demolished, and is located on the same footprint. As such, there will be no impact on the access and parking provision at the site and therefore the highway network and highway safety, which is in compliance with policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy.

Conclusion

Subject to a condition requiring materials to match the existing dwellinghouse the proposal complies with policies in the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Alison Riches, Development Officer on 01536 534316