

BOROUGH OF KETTERING

Committee	Full Planning Committee - 10/03/2015	Item No: 5.3
Report Originator	Andrew Smith Senior Development Officer	Application No: KET/2014/0781
Wards Affected	Rothwell	
Location	30 Rock Hill, Rothwell	
Proposal	Full Application: Two storey side extension	
Applicant	Mr D Wilcor Foreverbuild Limited,	

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 development hereby permitted shall not be carried out other than in accordance with the approved plans referenced as follows: KET/2014/0781/1; P01 B; P02 B.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. 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.

4. 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 south elevation or roof plane of the building.

REASON: To protect the amenity and privacy of the occupiers of adjoining properties in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2014/0781

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

3.0 Information

Relevant Planning History

KET/2011/0500 Non-material amendment to *KET/2011/0176*: addition of facing brick header courses to windows and doors. Reposition of rear door and re-alignment of fence (Approved)

KET/2011/0176 1no. two-storey detached dwelling (Approved subject to conditions)

KET/2007/1165 Three bedroomed detached house (Approved subject to conditions)

KET/2007/0336 Proposed dwelling (Refused)

KET/2006/0789 Single storey rear extension: conservatory (Approved subject to conditions)

Site Description

Officer's site inspection was carried out on 28/01/2015.

The site constitutes a large corner plot situated at the point where Rock Hill joins Rushton Road within the town of Rothwell. Rock Hill slopes gradually from south up to north. The existing property on site is situated at a higher ground level than No.28 Rock Hill to its immediate south.

Planning permission was granted in 2011 for the construction of a detached premise upon the site. This consent has been fully implemented. A predominantly rendered 2no. storey property stands on the site. This is orientated to front Rock Hill and mirrors the front building line exhibited by neighbouring Rock Hill properties. Vehicular access is provided via Rushton Road where a hard-surfaced, off-street car parking and amenity area is situated to the rear. To the west of the site is situated No.12 Rushton Road, the eastern side elevation of which directly faces the site.

Proposed Development

It is proposed that a 2no. storey side extension be constructed to the southern side of the existing property, which is currently grassed amenity space. This would follow the existing front and rear building lines of the property and would cover a footprint of 3.2m in width and 6.5m in length (approximately 21 sq. m.). It would be constructed in materials to match existing (i.e. render, brick detailing and concrete tiles) and would be afforded a hipped roof.

Any Constraints Affecting the Site

C Road

4.0 Consultation and Customer Impact

Rothwell Town Council: No objection, provided that the amenities enjoyed by adjoining properties are not adversely affected and that there is still sufficient off-road car parking.

Neighbours: Consultation letters were sent out to close-proximity occupiers; 1 no. response was received and can be summarised as follows:

28 Rock Hill: The extension would come to within 1m of No.28 and would considerably overshadow the rear courtyard area of No.28. There is a covenant on the site that would be breached by the development.

5.0 Planning Policy

National Planning Policy Framework

Policy 7. Requiring good design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1. Strengthening the Network of Settlements

Policy 13. General Sustainable Development Principles

Local Plan

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. Design & Visual Impact
3. Residential Amenity
4. Highways
5. Other Matters

1. Principle

The scheme would provide a residential extension within the settlement boundary of Rothwell. The scheme would therefore strengthen the network of settlements within the Borough in compliance with Policy 1 of the Core Spatial Strategy.

2. Design & Visual Impact

The proposed scheme would continue the existing front and rear building lines of the premise and would tie in with the existing eaves and ridge height of the property. The external elevations of the extension would also be designed to replicate the existing elevations. Front-facing window openings would be sized and positioned to match existing, whilst brick coursing would be used at matching heights to break up the proposed predominant-render finish. A hipped roof design (again to match existing) would be used.

The works would extend to within 1m of the southern boundary of the site. The built extent of No.28 Rock Hill (neighbouring property to the south) is set away from this particular boundary of the site because its detached single storey garage is situated to this boundary. There would therefore continue to be a defined gap between neighbouring 2no. storey built elements. This situation would guard against a 'terracing' effect being visible between neighbouring properties.

In light of the spacious size of this corner plot and the large extent of external amenity space that currently serves the property (i.e. soft-landscaped garden areas to its frontage and both of its sides with a hard-surfaced area to its rear), it is not considered that the proposed extension would constitute an overdevelopment of the site. Subject to a condition securing that external-facing materials match existing, the scheme would respect the character of its surroundings in compliance with Policy 13(h) of the Core Spatial Strategy.

3. Residential Amenity

The extension would not create views that are not already available from within the property. Newly proposed window openings would only serve the front and rear facing elevations of the property. It should be noted that the facing side elevations of the two neighbouring properties (i.e. No.28 Rock Hill and No.12 Rushton Road) contain no openings. The scheme would not therefore impact upon available outlook.

Notwithstanding the sloped topography of Rock Hill, it is not considered that the extension would be overbearing nor overshadowing in respect to the neighbouring No. 28 Rock Hill (to the south). This situation is aided by the orientation of the site – the extension would be positioned directly to the north of No.28 and its garden areas and would not block sunlight accordingly. Furthermore, as mentioned in the preceding section of these considerations, the garage of No.28 punctuates the street scene and provides a separation distance of approximately 5m between the main body of No.28 and the planned extension.

The extension would be sensitively located within the site so as to safeguard the amenities of surrounding properties in compliance with Policy 13(l) of the Core Spatial Strategy. As a further note, no alterations are proposed to existing bin storage arrangements on site - which are considered to be acceptable.

4. Highways

The scheme necessitates no alterations to existing access and car parking arrangements. A spacious hard surfaced off-street area is provided. The scheme is compliant with Policy 13(n) of the Core Spatial Strategy.

5. Other Matters

An objector to the scheme (No. 28 Rock Hill) has questioned whether the proposed development may be in breach of a covenant placed on the property. This is not a material planning consideration that needs to be taken into account in the determination of this application; it instead constitutes a private civil matter.

Conclusion

The proposed development would respect the character and appearance of its surroundings, would safeguard surrounding residential amenity and would not prejudice highway safety in compliance with Policy 13 of the North Northamptonshire Core Spatial Strategy and the guidance contained within the National Planning Policy Framework.

Background Papers

Title of Document:
Date:
Contact Officer:

Andrew Smith, Senior Development Officer on 01536
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Previous Reports/Minutes

Ref:
Date: