

BOROUGH OF KETTERING

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| Committee | Full Planning Committee - 22/09/2015 | Item No: 5.5 |
| Report Originator | Louise Jelley Senior Development Officer | Application No: KET/2015/0651 |
| Wards Affected | St. Peters | |
| Location | 71 Northampton Road, Kettering | |
| Proposal | Full Application: Two storey side and single storey rear extension | |
| Applicant | Mr R Herbert | |

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.

3. The window to the wc at ground floor level on the side elevation shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

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

4. The two windows to the proposed bathroom, ensuite and dressing area at first floor level on the rear elevation shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of neighbouring properties and to prevent overlooking in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2015/0651

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

3.0 Information

Relevant Planning History

KET/2005/0980 - First floor side and single storey rear extensions and attached double garage. Two metre high fence to front boundary - REFUSED

Site Description

Officer's site inspection was carried out on 19th August 2015.

This application site is situated to the west of Kettering within close proximity to the town centre. It comprises a hipped roof detached dwelling, set back from the highway, within a large plot benefitting from a significant rear garden along Northampton Road.

Proposed Development

This proposal is for a two storey side extension comprising a subordinate, hipped roof design, set back from the principal elevation. It includes the insertion of three roof lights to the front, side and rear of elevation of the extension with a gable dormer window in the roof of the rear elevation.

The proposal also includes a single storey rear extension which comprises a monopitch roof design and the insertion of two roof lights.

The extension proposals will provide an increased footprint to the bedroom accommodation, an extended kitchen, en-suite facilities to existing bedrooms, a study and will also result in the removal of outbuildings to the rear of the property.

Any Constraints Affecting The Site

A Road

4.0 Consultation and Customer Impact

Neighbours

Response received 9th September 2015. Objection. The two storey side extension as shown will have a serious degrading effect on the light in my kitchen.

5.0 Planning Policy

National Planning Policy Framework

Policy 7 – Requiring Good Design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 13 – General Sustainable Development Principles

Emerging Policies (Local Development Framework)

North Northamptonshire Joint Core Strategy 2011-2031

SPGs

Sustainable Design

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle
2. Design
3. Amenity
4. Access

1. Principle

Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of householder development provided the proposals do not result in adverse impacts upon highway safety, character, appearance and residential amenity. Therefore, subject to the satisfaction of Development Plan criteria the principle of development is acceptable.

2. Design

The proposed application is for a large, two storey side and single storey rear extension. Much of the development will be prevalent from the immediate street scene along which the dwelling is situated. The proposed two storey element of the proposal is a significant size when compared to the original dimensions of the existing dwelling. However, its subordinate appearance with respect to the ridge height of the roof and the way it has been designed to reflect the proportions, fenestration and detailing of the original property by utilising matching materials and window details results in a high quality proposal.

Although not a modest addition, it is a very well thought out scheme in design terms which in my opinion, enhances the overall external appearance of the dwelling when compared to the existing situation.

Subject to conditions to ensure that materials match the existing property, the application is not considered to adversely affect the character and appearance of the street scene and is acceptable in design terms. It therefore complies with Policy 13 h) of the North Northamptonshire Core Spatial Strategy.

3. Amenity

This application site comprises a detached property set within a substantial plot with a large rear garden. The neighbouring dwelling to the west of the site comprises a similar situation and as a result, neighbouring dwellings along this section of Northampton Road benefit from spacing between buildings with opportunities to extend and expand.

Neither of the neighbouring properties which are located on either side of the application site comprise windows within their side elevations, and, as such the proposal will not directly compromise privacy or overlooking for these properties in this regard. The two storey element of the extension proposals will not increase the depth of the existing property and generally sits within the current ground floor footprint of the property. As such, it is considered that the application will not adversely impact upon levels of light or outlook for the neighbouring property sited to the west of the dwelling and adjacent to the proposed extension.

The single storey rear extension will seek to increase the depth of the dwelling by approximately 3.1 metres but its minimal height (less than 4 metres) will not result in overshadowing for the adjacent neighbour (No.73). As such, the single storey element of

the proposal is acceptable in residential amenity terms and accords with Policy 13 of the CSS.

Although rooflights are proposed in the front, side and rear of the dwelling, it is apparent that these windows are for light purposes only as opposed to viewing or outlook. As a result these windows are not considered to result in unacceptable impacts upon residential amenity for the neighbouring dwelling (No.73).

It is accepted that the dormer gable window will result in an element of overlooking into the rear gardens of the neighbouring properties, but no more so in my opinion than existing first floor windows within the rear elevation of the property. In addition to this point, the dwelling is set very centrally within its plot and the given the size of the rear garden and distance to neighbouring boundaries e.g. No.69 Northampton Road, the dormer window is not considered to unduly impact upon privacy levels for neighbouring sites which are sited considerable distances from the application property and proposed dormer window e.g. 15 metres.

4. Access

The proposal as submitted comprises a side and rear extension which in no way affects existing parking or access arrangements for the application site. The property is set back from the main road along which it is situated and as such provides ample room for off road parking for a property of this size. There are not considered to be any pertinent issues with respect to access or highway safety issues. Northamptonshire highways have not commented on this proposal.

Conclusion

Overall, the design and scale of the building is considered to be acceptable and represents a high standard of design which accords with Development Plan Policy. There are no other material considerations to warrant refusal of this application and subject to the imposition of conditions this application is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Louise Jelley, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: