

BOROUGH OF KETTERING

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| Committee | Full Planning Committee - 20/10/2015 | Item No: 5.7 |
| Report Originator | Amy Prince Assistant Development Officer | Application No: KET/2015/0739 |
| Wards Affected | Welland | |
| Location | 1 Braybrooke Road, Dingley | |
| Proposal | Full Application: Detached double garage and store with studio above | |
| Applicant | Mr S Bland | |

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. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes E shall be made in the north 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/2015/0739

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

3.0 Information

Relevant Planning History

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|---------------|---|-------------------------|
| KET/2015/0237 | Erection of two storey rear extension, replacement porches and detached garage. New vehicular access, boundary wall and landscaping amendments. | Approved 03/06/2015. |
| KET/2008/0111 | Conservatory to rear | Approved 14/04/2008 |
| KET/2000/0494 | Conversion of stable and tack room to dayroom and study | Approved 28/09/2000 |
| KR/71/0182 | 7 dwellings and garages | Allowed 25/07/1972 |
| KR/70/0096 | Outline. Layout of estate road and erection of 7 dwellings. | Approved 16/12/1970 |

Site Description

Officer's site inspection was carried out on 25/09/2015

The application site is located in Dingley to the south of the A427 among a scattered group of dwellinghouses in the open countryside in the northwest of the Kettering Borough. Due to the scattered nature of the dwellinghouses there is no defined village boundary.

The application site is at the junction of Braybrooke Road with Home Close and the property is set towards the southeast of the plot with the front elevation facing Braybrooke Road. The property is a large T-shaped red brick detached dwellinghouse with a hipped roof and white painted wooden sash windows symmetrically located about a central front door. The building was formerly the farmhouse at Home Farm which served Dingley Hall and was built in the 19th Century.

A single storey double garage is attached to the east elevation and access to the garage and a driveway is at the southeast of the property accessed from Home Close.

The tack room and stables which were attached to the north of the dwellinghouse were converted to habitable accommodation in the 2000s. A large contemporary conservatory was added to the north elevation to the east of the stable/tack room.

There is currently a large area of garden which is mostly forward of the front elevation towards Braybrooke Road. The gardens are currently formally laid out to reflect the Georgian style of the property. The site is bounded by mature hedging and a low boundary wall along Braybrooke Road and into Home

Close, and by 1.8 metre high wooden panel fencing joining the wall and hedge in Home Close.

It is noted that there is an extant permission KET/2015/0237 for a two storey rear extension, replacement porches and detached garage. With new vehicular access off Braybrook Road, boundary wall and additional landscaping.

Surrounding development comprises the 7 no. dwellinghouses in Home Close to the north, east and south which were built on land formerly in the ownership of Home Farm and within its curtilage. These properties were built out in the 1970s and are reasonably large two-storey detached dwellinghouses with horizontal fenestration and gable roofs within reasonable sized plots of land, reflective of the design of the time.

Other surrounding development to the west comprises individually built detached two-storey hip-roofed dwellinghouses dating from the early to mid-20th century.

Proposed Development

This application proposes a detached double garage with store and studio above. The proposed garage is located in the same position as the detached garage approved in KET/2015/0237 with a differing design.

Any Constraints Affecting The Site

C Road

4.0 Consultation and Customer Impact

Dingley Parish Council

No comments received at time of writing this report.

Neighbours

One objection was received at the time of writing this report from 1 Holm Close. The objection raised the following comments:

- Unnecessary tall building in front of the building line.
- Garage of normal height would be acceptable but the proposed would dominate the street scene.

Any additional comments received will be provided to Members via the Planning Committee Update.

5.0 Planning Policy

National Planning Policy Framework

Para 14 - Presumption in Favour of Sustainable Development

Para 17 - Core Planning Principles

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 13. General Sustainable Development Principles

Local Plan

RA4. Rural Area: Restraint and Scattered Villages

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

There is an extant permission for a double detached garage in the same location. This was permitted under application KET/2015/0237.

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

2. Character and Appearance

Paragraph 14 of the NPPF places at the heart of planning a presumption in favour of sustainable development, with good design forming a key element of this. This is further supported by Section 7 of the NPPF and Policy 13 of the Core Spatial Strategy. Local Planning Authorities must seek to secure a high quality of design and a good standard of amenity for all existing and future occupants of land and buildings.

The proposed garage is designed with a gable roof which reflects the design of neighbouring properties roofs. The gabled roof ridge height is 5.78m which is 0.28m higher than the pyramid roof on the garage permitted under KET/2015/02347. This will increase the bulk of roof however the applicant has reduced the ridge slightly over the store and staircase to minimise the increase in built form. The proposed design will allow the garage to remain as a subservient addition to the main house.

In terms of the materials, the proposal notes matching materials to that of the existing building, this will reflect and retain the character of the existing dwellinghouse and a condition has been recommended to ensure this.

It is therefore considered that the proposal will not have a detrimental impact on the character and appearance of the local area and as such it is in accordance with Policy 13 (h) of North Northamptonshire Core Spatial Strategy.

3. Residential Amenity

Paragraph 17 of the NPPF states that development must secure a good standard of amenity for all existing and future occupants of land and buildings. Policy 13(l) of the CSS is clear that development must not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light, overbearing or overlooking.

The proposed garage sits in front of the principle elevation of the main dwelling which faces west. The orientation to the neighbouring property No.7 Home Close is to the east which results in the garage siting to the south-west of the rear elevation. There are no proposed windows or openings in the north facing roof plane and a condition has been recommended to remove permitted development rights for additional openings in this roof plane.

Bearing in mind the scale of the proposal it is not considered to have an unacceptable impact on amenity in terms of overbearing impact, overshadowing or loss of privacy to neighbouring properties and is therefore considered to be in accordance with Policy 13(i) of the Core Spatial Strategy.

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 previous application under reference KET/2015/0237 approved a change in the access arrangements at the site and approved a detached garage in the location submitted for this proposal.

The access details have been approved by the discharge of conditions on KET/2015/0237 and therefore this application falls only to determine the changes in the design of the garage from that approved by the previous application.

As such, the proposal is considered to comply with policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy in that it will not have an adverse impact on the highway network and will not prejudice highway safety.

Conclusion

The proposal is considered to satisfy national and local planning policy. It is appropriately designed and will not impact the neighbouring properties. As such it is my recommendation that planning permission should be granted

subject to the recommended conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Amy Prince, Assistant Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date: