

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 19/01/2016</b>	<b>Item No: 5.3</b>
<b>Report Originator</b>	<b>Andrew Smith Senior Development Officer</b>	<b>Application No: KET/2015/0858</b>
<b>Wards Affected</b>	<b>Desborough St. Giles</b>	
<b>Location</b>	<b>127 Union Street, Desborough</b>	
<b>Proposal</b>	<b>Full Application: Construction of granny annexe in rear garden</b>	
<b>Applicant</b>	<b>Mr D Stafford D.T. &amp; P.M. Stafford,</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 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/2015/0858/1; KET/2015/0858/2; KET/2015/0858/3.

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 building hereby permitted shall not be occupied other than as part of the single residential use of the dwelling known as 127 Union Street.

REASON: The unit of accommodation is not of a satisfactory standard to be occupied separately from the main dwelling in the interests of amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. Notwithstanding the approved details, all windows on the south-west side elevation shall be non-opening and glazed with obscured glass and thereafter shall be permanently retained in that form.

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

5. 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 Class E shall be made in the south-west elevation or 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.

6. Prior to the first occupation of the development hereby approved, full details of the stepped or ramped access(es) into the building shall be submitted to and approved in writing by the Local Planning Authority; development shall be implemented and retained at all times thereafter in accordance with the approved details.

REASON: In the interests of ensuring a satisfactory means of access and of safeguarding visual amenity in compliance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

## **Officers Report for KET/2015/0858**

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

### **3.0 Information**

#### **Relevant Planning History**

None.

#### **Site Description**

Officer's site inspection was carried out on 18/12/2015

The site is occupied by a semi-detached, red-brick constructed, two-storey property that fronts Union Street to the north-west. It is served by a grassed rear amenity area that is bound in timber close-boarded fencing. The ground level of the rear garden area slopes away gently from the rear elevation of the property to the garden's south-eastern end.

#### **Proposed Development**

It is proposed that a single storey annexe be constructed from pre-fabricated panels around a timber farm and be located in the rear garden area of the property. It would be sited to the immediate rear of the built extent of the existing property and would be positioned alongside the south-western boundary of the property's garden. Its approximate footprint would cover 12.5m x 3m and its ridge height would be 3.8m.

#### **Any Constraints Affecting The Site**

None.

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

**Desborough Town Council:** Objection, the building appears to be of a size that materially affects the light and amenity of the neighbouring property and causes a tunnel effect for the neighbours at No.125 Union Street

**Neighbours:** Notification letters were sent out to close proximity occupiers, no responses were received.

### **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 of Development
2. Design & Visual Appearance
3. Residential Amenity
4. Access & Highways

### **1. Principle of Development**

The scheme would provide an annexe to serve an existing residential premise located within the town boundary of Kettering. The scheme would therefore strengthen the network of settlements within the Borough in compliance with Policy 1 of the Core Spatial Strategy; the principle of development is considered to be acceptable. In the interests of prudence and to protect against the potential for an inappropriate form of development, a planning condition should be attached to any consent to ensure that the development is only occupied in direct association with the host dwelling and not as a separate unit of accommodation.

### **2. Design & Visual Appearance**

The proposed development would be discreetly located to the rear of the site and would be restricted to a single storey of accommodation. It is not therefore considered that the proposals would be unduly visually prominent – views of the annexe would not be readily available from public vantage points. It is considered that the development (covering an approximate footprint of 12.5m x 3m) would not constitute an overdevelopment of the site, particularly given the approximate 30m length of the rear garden area where it would be sited.

The pre-fabricated panelled structure that is proposed would be served by a tiled dual-pitched roof. The proposed roof design would assist in providing design consistency with the original host dwelling and would help to soften the proposed development's visual appearance. The proposed

development would respect the character of its surroundings in compliance with Policy 13 (h) of the Core Spatial

### 3. Residential Amenity

The proposed annexe would be sited alongside the south-western boundary of the application site where the property bounds the grounds of No.125 Union Street. The ground floor of No.125 is occupied by a kitchen (and associated window) in the area adjacent to the application site. The boundary between No. 125 & 127 is currently treated with a close-boarded fence of 2m in height. The proposals would introduce built form (with an eaves height of 3.1m and a full ridge height of 3.8m) adjacent to this boundary. The eaves of the proposed annexe would abut the site's boundary for a length of approximately 12.5m when measured south-eastwards from the rear elevations of No. 125 & 127. It is also worth noting that, given the gently sloped topography of the site which falls away gradually to the south-east, the height of the annexe to surrounding ground level could be expected to be slightly higher than 3.8m at the annexe's south-eastern rear end – these amenity considerations are made in knowledge of this situation.

In compliance with Policy 13 (l) of the Core Spatial Strategy, it is not considered that the amenities of the adjoining occupiers at No.125 would be unduly impacted upon as a result of the proposed single-storey development. The proposed annexe - it is considered - would not be of sufficient height or prominence to constitute either significant overshadowing or overbearing built form. The eaves height of the annexe would extend only just over a metre above the existing 2m boundary treatment whilst the orientation of the site would mean that it would only hold the potential to block the path of natural sunlight to the kitchen window of No.125 during morning hours (and only to a very limited extent given the relatively low single-storey stature of the proposed development).

The proposed design of the annexe would incorporate window / door openings to both of its long sides as well as to its south-eastern rear elevation. A total of 3no. windows are proposed to the south-western side of the annexe (i.e. holding the potential to overlook No.125). The applicant has agreed that all 3no. of these windows shall be obscure-glazed and non-opening; this would be in the interests of ensuring that sensitive overlooking opportunities do not arise. Suitable outlook for future occupiers of the annexe would be provided from the other elevations (i.e. where non-obscured views would not hold the potential to prejudice residential amenity).

### 4. Access & Highways

No alterations are proposed to existing access and car parking arrangements at the property, which is reliant upon the unrestricted on-street car parking that is available in the vicinity of the site. It is not considered that the addition of an annexe in this instance merits the need for any additional off-street car parking to be provided.

Pedestrian access to the annexe would be drawn from the Union Street frontage of the site. 2no. north-east facing door openings would serve the annexe – the submitted plans indicate these being positioned approximately 0.5m above ground level. In the interests of both ensuring level access provision and safeguarding visual amenity, full details of the stepped or ramped access arrangements to be installed should be secured via condition. The proposals would not prejudice highway safety in compliance with Policy 13 (n) of the Core Spatial Strategy.

### **Conclusion**

The proposed development would respect the character and appearance of its surroundings and would safeguard surrounding residential amenity 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  
534316

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

Ref:

Date: