

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 16/08/2016</b>	<b>Item No: 5.8</b>
<b>Report Originator</b>	<b>Duncan Law Development Officer</b>	<b>Application No: KET/2016/0469</b>
<b>Wards Affected</b>	<b>Pipers Hill</b>	
<b>Location</b>	<b>1 Wallis Crescent, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Single storey side and rear extension</b>	
<b>Applicant</b>	<b>Mr C Bletsoe</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 and details submitted with the application.

REASON: In the interest of securing an appropriate form of development in accordance with policy 8 of the North Northamptonshire Joint Core 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 policy 8 of the North Northamptonshire Joint Core Strategy.

4. 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 A or C shall be made in the north 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 8 of the North Northamptonshire Joint Core Strategy.

## **Officers Report for KET/2016/0469**

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

### **3.0 Information**

#### **Relevant Planning History**

None relevant

#### **Site Description**

Officer's site inspection was carried out on 12/07/2016

The site is located to the south of Kettering town centre within the established town boundary. The area is predominantly residential and is characterised by semi-detached properties which date from approximately the 1930's. It is of red brick construction under a brown tile roof with white Upvc windows and doors. The front of the property has a double height bay window with a feature white rendered panel.

The property is set back from the road and benefits from a detached garage to the side. To the rear the garden slopes from north west to south east. Boundary treatments consist of tall mature hedging (2m+).

#### **Proposed Development**

Single storey side and rear extension that will enlarge the kitchen and replace the utility room. It will be under a pitched roof with roof lights and bi-fold doors for access to the rear garden.

#### **Any Constraints Affecting the Site**

It is noted that the site is not subject to any not located within a conservation area, subject of an article 4 direction, tree preservation order or conditions removing permitted development rights, and is not a listed building.

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

#### **Neighbours**

One objection received from adjoining property based on loss of light and height.

In addition this neighbour raised concerns over impacts of development on foundations which is covered by the Party Wall Act; an informative will be added to this effect.

### **5.0 Planning Policy**

#### **National Planning Policy Framework**

National Planning Policy Framework (NPPF)

Policy 7 – Requiring good design

Paragraph 14 – The presumption in favour of sustainable development

Paragraph 17 – Core planning principles

## **Development Plan Policies**

### **North Northamptonshire Joint core strategy 2011–2031**

Policy 1 – Presumption in favour of sustainable development

Policy 8 – North Northamptonshire place shaping principles

Policy 11 – The network of urban and rural areas

Policy 29 – Distribution of new homes

### **Local Plan**

Policy 35 – Housing: Within Towns

## **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. Design and impact on the street scene
3. Impact on Residential Amenity
4. Comments on other points raised by the proposal

### **1. The principle of development**

The proposed development is supported by national and local policy in the form of the NPPF and the Development Plan. The latter currently consists of the North Northamptonshire Joint Core Strategy (JCS) and the 1995 Local Plan for Kettering Borough. Policy 11 and 29 of the JCS focus development within the growth towns including Kettering. Saved policy 35 of the Local Plan supports residential development within Kettering, subject to the developments being harmonious with other policies. Policy 29 of the JCS directs development to existing settlements within the Borough to strengthen the existing network of settlements whereas policy 8 of the JCS seeks to protect the amenity of existing residents. The application site is located within the town boundary of the growth town of Kettering and as such the principle of development is supported

### **2. Design and impact on the street scene**

High quality design that respects the character of its surroundings should be an integral element of development, as prescribed through policy 7 of the National Planning Policy Framework and 8 d) and e) of the JCS.

For an extension to be suitable, it should be inspired by the original form and character of the house. This scheme for a subservient single storey side and rear extension accords with this ideal by the roof being under first floor window ledges thus remaining an obvious subservient addition. Provided the materials used match the existing, as stated in the planning application, the proposal will be acceptable as there will be no harmful effect on the character and appearance of the property.

Pertaining to the street scene, the only element visible from the public realm is the pitched roof front of the side extension that has a door to the utility room that replaces a similar albeit flat roofed existing extension. Therefore the rhythm of the streetscape and views between properties remaining unaltered.

The proposal as such complies with Policy 7 of the National Planning Policy Framework which requires good design and 8 d) and e) of the JCS which requires development to respect the character of its surroundings.

### 3. Impact on Residential Amenity

Policy 8 of the JCS requires development not to result in an unacceptable impact on neighbouring amenity by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking. With domestic extensions, overshadowing and overlooking are the principle concerns. The attached neighbour raised an objection to the scheme due to loss of light to the rear of his property and patio doors that serve a living room

The proposed extension would be located to the southwest of the neighbouring attached dwelling at no. 3. Due to the siting of the extension and the path of the sun, there is the potential to block the path of natural sunlight to the attached neighbouring property around midday however this would only be to a limited extent and for a short time given the relatively low stature of the proposed development.

Although there will be a small impact on light levels to the neighbouring property, the height of the proposal has to be considered against permitted development rights given by Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 that allow single storey rear extensions to semi-detached properties as long as they are 3m eaves limit within 2m of the boundary and must not extend beyond the rear wall of the original house by more than three metres. The height of the extension peaks at 4.2m ridge and 3m eaves but due to the land rising towards the shared boundary, this is reduced to 3.8m ridge and 2.6 eaves at the shared boundary therefore within permitted development rights that are deemed to have acceptable amenity impacts.

A condition removing permitted development rights for openings in the north west elevation of the extension will be applied to the approval to prevent direct views into the neighbouring property.

In relation to the location and scale of the extension, neighbouring properties and the orientation of the site when judging the fenestration, the proposal will not lead to sufficient overshadowing to warrant refusal. For the reasons given above, the amenity of neighbouring residents will be safeguarded through this proposal and it is therefore considered to be in accordance with the terms of Policy 8 of the JCS which requires development not to result in an unacceptable impact on the amenity of neighbouring properties.

### 4. Comments on other points raised by proposal

None

## **Conclusion**

The proposal is in accordance with the relevant policies of the Development Plan and there are no material considerations which indicate planning permission should not be granted. The principle of development is established, there would be no unacceptable detrimental impact on neighbouring residential amenity and the design is appropriate. The application is recommended for approval, subject to conditions

### **Background Papers**

Title of Document:

Date:

Contact Officer:

### **Previous Reports/Minutes**

Ref:

Date:

Duncan Law, Development Officer on 01536 534316