

BOROUGH OF KETTERING

Committee	Full Planning Committee - 06/09/2016	Item No: 5.6
Report Originator	Louisa Johnson Development Officer	Application No: KET/2016/0514
Wards Affected	Ise Lodge	
Location	11 St Vincents Avenue, Kettering	
Proposal	Full Application: Two storey side extension	
Applicant	Miss B Westley	

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 shown on drawing number(s) Location Plan KET/2016/0514/1 and Block plan, proposed and existing floor plans, proposed and existing elevation plans 16/7/1 received by the local planning authority on 18/07/16.

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 first floor side elevation of the two storey side extension.

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/2016/0514

This application is reported for Committee decision because the applicant is a member of KBC staff and there are unresolved material objections.

3.0 Information

Relevant Planning History

None relevant

Site Description

Officer's site inspection was carried out on 5 August 2016. The site is a two storey semi-detached dwelling of modern brick built style with concrete tiled roof. The site is located in Kettering.

Proposed Development

The application involves the erection of a two storey side extension.

Any Constraints Affecting The Site

None

4.0 Consultation and Customer Impact

Neighbours

An objection has been received from 13 St Vincent's Avenue, the objection relates to overshadowing / loss of light to two windows in the side elevation of no. 13 and the rear garden of no. 13; the loss of existing views from the first floor within the side elevation and unacceptable high density due to the loss of the gap between the two properties.

The letter also requested changes in order to withdraw the objection: use of render in a light colour to reduce impact of the extension and a change of the roof design from a gable roof to a hip roof to improve light received to side elevation windows.

A letter was received from 9 St Vincent's Avenue, the letter does not object but does comment that if the extension roof was level with the existing roof it would appear more symmetrical.

5.0 Planning Policy

National Planning Policy Framework

Policy 7: Requiring Good Design

SPDs

Sustainable Design

Development Plan Policies

North Northamptonshire Joint Core Strategy July 2016

Policy 1: Presumption in favour of Sustainable Development

Policy 8: North Northamptonshire Place Shaping Principles

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development
2. Impact on the character and appearance of the area
3. Residential amenity

1. Principle of Development

The application seeks the erection of a two storey side extension. The existing building is located in Kettering.

Policy 8 of the adopted NNJCS (July 2016) seeks a high standard of design which respects and enhances the character and visual amenity of the surrounding area. Paragraphs 56, 58 and 64 of the National Planning Policy Framework also recognise that good design is a key aspect of sustainable development, and supports development which establishes a strong sense of place and responds to the local character, reflecting the identity of local surroundings and materials.

Subject to detailed consideration of the impact of the proposed extension having an acceptable impact on the character and appearance of the area and residential amenity, the development is considered acceptable in principle.

2. Impact on the character and appearance of the area

The site is located on St Vincent's Avenue, Kettering in a predominately residential area. The road forms part of a modern housing estate predominately of brick built properties.

The proposed two side extension would be wider at the front of the site as the boundary is at an angle, it would be approximately 3.3m at the front elevation narrowing to 2.1m wide at the rear; 5.5m deep and 6.8m in height with a pitched roof and gable end. The front elevation would be level with part of the front elevation (forming the kitchen).

Concerns were raised by an objector regarding the 'unacceptable high density due to the loss of the gap between the two properties'.

The extension would maintain a gap of approximately 1.3m from the side boundary at the front elevation narrowing to 0.8m at the rear; and the side to side gap between the site and no. 13 would be 4.5m at the front elevation. As such it is considered that an adequate gap between the two properties would be maintained and the proposal would not unduly change the character or appearance of this part of the housing estate. Furthermore, it is considered that the proposal would not form an overdevelopment of the site (referred to as density by the objector), given the retention of the whole of the rear garden and the side to side gap maintained between the site and no. 13.

The design of the proposed extension would fit in with the style of the existing dwelling and would not be detrimental to the surrounding dwelling designs.

Overall the proposal will have an acceptable impact on the character and appearance of the area and accords with the relevant parts of Policy 7 (NPPF) and Policy 8 (NNJCS).

3. Residential amenity

Policy 8 of the Joint Core Strategy requires that development does not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking.

The site shares a side boundary with 13 St Vincent's Avenue which has two windows within the side elevation – a ground floor dining room window and a first floor landing window. The side elevation of the proposed extension would be blank, to be secured by condition to protect the privacy of both future occupants and of no. 13.

An objection has been raised on the grounds that the proposal would result in loss of light to the side windows and rear garden and loss of views from the first floor window of no. 13.

The proposed two storey side extension would affect light received to the ground floor side dining room window as it would break the 25 degree line; however the occupant of no. 13 has confirmed that the dining room also has a window within the front elevation. Therefore the side window is a secondary window and it is considered that the dining room would still receive adequate light from the front window.

The proposed two storey side extension would also affect light to the first floor landing window, however as this is a non-habitable room it is considered that this would not be unduly detrimental. Furthermore, whilst it is unfortunate that the extension would affect longer views from the landing window, private views are not protected and given that this is a non-habitable room it is considered that the loss of longer views from this window would not be unduly detrimental to the amenity of the occupants.

Concerns were also raised regarding loss of light to the rear garden of no. 13, due to the loss of the gap. Whilst a small amount of morning light would be lost, given that the proposed extension does not extend beyond the rear elevation of the existing dwelling or no. 13 it is considered that this loss of light would not be unduly detrimental to the amenity of 13 St Vincent's Avenue.

As such it is considered that there will be no adverse impacts from loss of light or overbearing on 13 St Vincent's Avenue.

The site shares a side boundary with 9 St Vincent's Avenue; however the proposed extension would not extend beyond the front or rear elevations of no. 11 and so would not be visible from no. 9. As such it is considered that there will be no adverse impacts from loss of light or overbearing.

The site backs onto 39 and 41 St Vincent's Avenue, however as the proposed extension would not extend beyond the existing rear elevation it is considered that the proposal would not have any adverse impacts on 39 and 41 St Vincent's Avenue.

There will be no unacceptable impact on the amenity of neighbouring residents through this proposal and it is therefore considered that the development is in accordance with policy 8 of the NNJCS.

Conclusion

The proposal is acceptable in principle and in terms of its impact on the character and appearance of the area and residential amenity. Subject to conditions the proposed development is acceptable and recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Louisa Johnson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: