

BOROUGH OF KETTERING

Committee	Full Planning Committee - 08/11/2016	Item No: 5.6
Report Originator	Richard Marlow Senior Development Officer	Application No: KET/2016/0567
Wards Affected	Slade	
Location	Rectory Farm, Church Street, Broughton	
Proposal	s.73A Retrospective Application: Erection of oak framed building	
Applicant	Mr C Bithray	

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 not be carried out other than in accordance with the approved plans and details shown on drawing numbers KET/2016/0567/7 block plan and KET/2016/0567/8 elevations both received 19 August 2016 by the Local Planning Authority.

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

Officers Report for KET/2016/0567

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

3.0 Information

Relevant Planning History

KET/2015/1039 Conversion of outbuilding to create annex to house, extension of boundary wall and removal of selected boundary trees and shrubs. 10/03/2016.

KET/2015/1040 LBC Conversion of outbuilding to create annex to house, extension of boundary wall and removal of selected boundary trees and shrubs. 10/03/2016.

KET/2008/0432 Removal of existing cement render and replace with lime render on south extension. Approved 07/07/2008

KET/2008/0431 Replace 'unsafe' timbers and add timbers to provide support for re-thatching and fireproofing. Approved 02/07/2008

KET/2006/0836 Erect satellite dish to south-east facing elevation and take down section of front boundary wall to increase width of access. Approved 19/12/2006

Site Description

Rectory Farm is on the corner of Church Street and Gate Lane. It has an associated farm yard with outbuildings on the south side, however these no longer form part of the land and have been converted to other uses. Rectory Farm building itself is an important property in the street scene being prominent in views when approaching from the north west and also in views across the green from the High Street.

The building is Grade II listed dating from the mid 18th century with 19th century alterations and additions. It is a combination of ironstone, brick and rough cast render. The property is thatched with coped gables.

Proposed Development

The proposal is for the erection of an oak framed building within the rear garden. The application is retrospective with both the concrete floor and the dwarf wall comprising 3 courses of facing brick having been constructed on site.

Any Constraints Affecting the Site

LB - Grade II
Conservation Area

4.0 Consultation and Customer Impact

Broughton Parish Council

Object to the scheme for the following reasons:

The structure is over-sized for the setting and of an unattractively utilitarian and stark appearance given its prominence in the Conservation Area. The height and massing will dominate views into the site from the public realm and be harmful to the presently attractive setting of the existing dwelling. The proposed materials are not considered to be in keeping either with the parent house or this part of the Conservation Area generally and are considered harmful.

The size and design of the structure will inevitably lend itself to the use for the covered storage of motor vehicles that will, in turn, unacceptably intensify the previously occasional use of the unauthorised access that has opened onto the Gate Lane/ Church Street corner. Any increase in use of this access will be detrimental to highway safety on a busy corner with very limited visibility.

Neighbours

No comments received.

5.0 Planning Policy

National Planning Policy Framework:

7. Requiring good design

12. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Joint Core Strategy:

2 Historic Environment

8 Place Shaping Principles

Saved Local Plan policy:

Policy RA3 - Rural Area: Restricted Infill Villages

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Character, impact on Listed Building and Conservation Area
3. Amenity
4. Other Matters

1. Principle of development

National planning policy in the NPPF is a material consideration in planning decisions. Paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development. Paragraphs 6 and 7 detail that the purpose of the planning system is to contribute to the achievement of sustainable development which has economic, social and environmental dimensions.

The proposal is for an outbuilding within the curtilage of an existing dwelling. The principle of development is therefore established, subject to the detailed considerations set out below.

2. Character, impact on Listed Building and Conservation Area

Good design is promoted by policy 7 'Requiring Good Design' of the National Planning Policy Framework. Policy 8 of the JCS requires that development responds to the sites immediate and wider context and local character.

Rectory Farmhouse is a grade II listed building that is described within the conservation area appraisal. It was constructed in the 18th century and includes several 19th century alterations and additions. It makes a positive impact to the corner of Church Street and Gate Lane and is constructed of ironstone with a thatched roof. Parts of the property are constructed of brick and the front elevation is roughcast and has been painted an off white colour.

The proposed outbuilding would measure 5m in both length and width with a 3.85m ridge and eaves at 2.2m. It would be of timber clad oak framed construction set upon a brick dwarf wall with a Cedar shingle roof. The building would stand to the rear of the dwelling close to the boundary of the property with Gate Lane in the approximate location of a previous smaller shed. It would be clearly identifiable as a service building, of utilitarian character but of some quality. Its design would echo agricultural outbuildings in the locale; most notable those opposite on Manor Farm Close, and is consistent with the history of the site, while the framed and boarded construction would lighten its appearance. Although oak boarding does not appear to be a locally common material, it would not appear incongruous within this part of Gate Lane which comprises a range of differing house types of varying styles many of which are of relatively modern construction.

The proposed outbuilding would be set to the rear most part of the garden adjacent to the historic stone wall boundary in an enclosed portion of the garden, which is delineated from the dwelling by an established hedge and small domestic shed. When viewed from Gate Lane to the south east the building would partially obscure views to the rear of the dwelling, although given its height and the separation distance, the effect on the setting of the listed building would be minimal and there would be no harm to its significance.

Furthermore, the approval of applications KET/2015/1039 and KET/2015/1040 in early 2016 gave permission to remove a small number of boundary trees

and shrubs and extend the boundary wall along the Gate Lane boundary, The rubble stone wall with pantile coping would be extended for approximately 10 metres at a height of 1.8metres. Should this permitted wall be erected, as has been indicated by the applicant, it will largely screen the outbuilding with only the roof and the uppermost parts of the elevations visible.

Subject to conditions, it is considered that the proposal would not erode the open, verdant character of the street scene and would not harm the character or appearance of the Conservation Area. It would not infringe the statutory tests set by S66 and S72 of the Planning (Listed Buildings and Conservation Areas) Act, and would comply with the guidance of the National Planning Policy Framework and with the objectives of Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

3. Amenity

Policy 8(e) of the JCS requires that development does not result in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

The outbuilding is located a sufficient distance from neighbouring dwellings to ensure that it will not result in any adverse amenity issues. It is therefore considered that the proposal is in accordance with criterion e of Policy 8 of the North Northamptonshire Joint Core Strategy.

4. Other matters

Broughton Parish Council has objected to the scheme on character and appearance grounds which are covered above. They also object to the use of the outbuilding to store motor vehicles and the subsequent intensification of the secondary vehicle access onto Gate Lane. Photographic evidence shows the access in existence in 2009 and the applicant has provided a copy of a letter sent to the previous occupants by the Borough Council, confirming the access and hardstanding to be lawful. Accordingly the access is lawful and not a matter for consideration in this application.

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.

Background Papers

Title of Document:

Date:

Contact Officer:

Richard Marlow, Senior Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date: