

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 13/12/2016</b>	<b>Item No: 5.2</b>
<b>Report Originator</b>	<b>Gavin Ferries Senior Development Officer</b>	<b>Application No: KET/2016/0656</b>
<b>Wards Affected</b>	<b>All Saints</b>	
<b>Location</b>	<b>44 Salisbury Street, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Two storey side and rear extension and loft conversion</b>	
<b>Applicant</b>	<b>Mr J Bhangal</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 only be carried out in accordance with the following approved amended plan Job No. 004161 Drg No. MPD-PL-4161 Issue 03/03 received 8 November 2016.

REASON: In the interest of clarity in order to define the amended approved plans.

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 with Policy 8 of the North Northamptonshire Joint Core Strategy.

## **Officers Report for KET/2016/0656**

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

### **3.0 Information**

#### **Relevant Planning History**

KET/2005/1167 Certificate of lawfulness existing development for monopitch roofed conservatory behind house and garage GRANTED 10/02/2006

#### **Site Description**

Officer's site inspection was carried out on 14 October 2016. The application site is an off-set end of terrace property located within the residential street of Salisbury Street. The street is categorised by the strong built frontage of the terrace properties with limited breaks within the street. The breaks contain either garages or an uncharacteristic bungalow.

#### **Proposed Development**

The proposal seeks consent for a two storey side extension with integral garage and loft conversion within the existing dwelling and roof of the extension.

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

None

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

**Neighbours:** two objections have been received to the proposal.

No.41 (opposite) has objected on the basis of loss of light and loss of views.

No.44 (neighbour on right) has objected on the basis of parking, over intensification of the site and design.

No.44 have also objected on the basis of the absence of a street scene elevation which is not required as the application is for an extension to an existing dwelling and the maintenance of gable walls which is not a material planning consideration.

### **5.0 Planning Policy**

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

Paragraph 17 – Core planning principles

Policy 7 Requiring good design

#### **Development Plan Policies**

#### **North Northamptonshire Joint Core Strategy**

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. Design
3. Neighbour Impact
4. Parking

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

The application site is located within the residential area of Kettering within the urban area and seeks consent for a two storey side extension and loft conversion to the existing residential property. The principle of the development is therefore considered to be in accordance with the locational sustainable policies of the North Northamptonshire Joint Core Strategy.

### **2. Design**

The street is characterised by the strong building line of the terrace properties. The proposal seeks to close the gap currently containing no.44's garage which is a slightly incongruent feature within the streetscene although it will retain a very narrow gap between the extended no.44 and the neighbouring property.

The extension is similar in width to the existing dwelling and in terms of scale would appear as a new dwelling within the gap which would be characteristic of the form of buildings within the wider streetscene.

There is only 1 integral garage within the road which forms the lower floor of the two storey extension at no.40. The extension to no.40 was approved in September 2000 since which time planning policy on design has strengthened considerably. No.40s extension is incongruent given the strong character of terrace dwellings with their frontages close to the pavement and is harmful to the character and appearance of the streetscene when considered as a whole and unbalances the property itself.

The design of the frontage is important within the streetscene and the dwellings primarily contain a front door and bay window. Whilst the absence of the bay window is not harmful to the application property itself, when assessed within the street as a whole (excluding No.40) its absence is more noticeable. However, it is considered that in the immediate context of no.40's extension and the existing situation where there is currently a setback garage, the proposed frontage is acceptable in visual terms; particularly given the proposed eaves and window detailing at first floor level.

The proposal also includes the introduction of rooflights within the existing roof

and extension. However, given the limited degree of projection of rooflights, their impact is comparatively limited.

No.40 has objected on the basis that the proposal would result in a terracing effect with their property, however the extension built at no.40 has already resulted in that building appearing to form a terrace property and the street is characterised by terrace properties. They have also objected that the design of the extension is badly designed however the proposed extension is similar in appearance but less harmful to that of theirs.

### 3. Neighbour impact

Due to the position of the proposed extension and the nature of the adjacent property, the impact of the proposal on the properties to either side is limited in extent.

No.40 has objected as the proposal would restrict access to their gable wall and could fill debris causing damp. The objection also states the two parties are in litigation over maintenance matters. However, these are private dispute matters rather than planning matters.

An objection has been received from No.41 which is located on the opposite side of the road, raising concerns that the proposal would block their sunlight and impact on their view from their front windows. The front to front distance between the houses is approximately 15m which is an acceptable front to front distance. There would be some loss of light given that the application site is south of No.41. However, given the position of the existing properties and the degree of separation it is not considered that this would result in unacceptable harm from loss of light that would justify refusal.

The impact on No.41's view is considered under the design consideration however, it is considered that the most significant change is the second floor which gives the appearance as a dwelling house in the gap which is in keeping with the street scene and would not be demonstrably harmful given the replication of existing eaves and ridge heights.

To the rear of the property is a parking area for some of the properties within Wood Street. Whilst there are some windows within the extension, they are within the context of the existing rear windows and do not directly overlook the private amenity areas so do not result in harm to residential amenity to the rear.

The proposal is therefore considered to comply with Policy 8ei of the North Northamptonshire Joint Core Strategy.

### 4. Parking

There is very limited parking within Salisbury Street with most of the properties having no off-street parking. No.44 currently has a setback garage which provides an off-street parking space.

The application has been amended during the application process and the integral garage which was proposed to be in line with the front of the property has been set back.

The amended proposal includes an integral garage which measures 4.2m by 6m and is set back from the front of the building by 3.8m. This internal set back is in addition to 1.5m that the property is shown as being set back from the highway. The standing highways advice requirement for a garage is a minimum set back of 5.5m which the proposal does not quite meet. However, the proposed internal garage is set back further than the existing garage and therefore it would not be reasonable to require an improvement beyond the existing situation.

There is currently very limited pedestrian visibility to the pavement from the existing garage due to the position of the two houses (no.40 & no.44) and the proposal results in limited change.

The proposal provides limited parking for the scale of the extended house. The application shows 5 bedrooms with additional rooms in the attic consisting of playroom, studio, cinema and toilet. The attic rooms could be utilised as bedrooms and it would not be possible to restrict this via condition as they contain windows so would not need external alterations and it would not be development.

It is therefore considered imperative that the proposals retain an on-site garage and on-site car parking space to serve the dwelling in the interests of providing satisfactory car parking and of not prejudicing highway safety in accordance with Policy 8b of the North Northamptonshire Joint Core Strategy.

### **Conclusion**

The proposed extension in terms of its scale gives the appearance of the creation of a new dwelling within the streetscene which is considered to be acceptable in design terms given the nature and character of the road.

The scheme would not result in undue harm to the residential amenity of nearby dwellings and would provide on-site parking and garaging to serve the newly extended dwelling.

The application is considered to comply with Policy 8 of the North Northamptonshire Joint Core Strategy and the guidance contained with the National Planning Policy Framework; the existing situation is a material consideration in terms of the parking and design that justifies an approval.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

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

Ref:

Date:

Gavin Ferries, Senior Development Officer on 01536 534316