

BOROUGH OF KETTERING

Committee	Full Planning Committee - 14/02/2017	Item No: 5.3
Report Originator	Gavin Ferries Senior Development Officer	Application No: KET/2016/0877
Wards Affected	Brambleside	
Location	2 Grizedale Close, Kettering	
Proposal	Full Application: First floor rear extension	
Applicant	Ms K Turtle	

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 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.

Officers Report for KET/2016/0877

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

3.0 Information

Relevant Planning History

KET/2016/0695 Two storey side extension refused 21/11/2016

Site Description

Officer's site inspection was carried out on

Grizedale Close is a residential close within the urban area of Kettering. The road is a narrow cul-de-sac with private accesses to the residential dwellings at either side of the head.

The application site itself is a semi-detached dwelling within a fairly small and narrow plot which abuts the shared tarmacked access to the front of nos. 3-5 Grizedale Close located to the North West of the site. The front elevations of these properties face the application site at a distance of 8m at ground floor level. There is pavement which runs around the front of the site over which there is an access to the small area of parking to the front of the building suitable only for a single parked car.

Proposed Development

This application seeks consent for the erection of a rear second storey extension above the existing single storey rear extension.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Neighbours

1 objection was received from the attached property No.1 Grizedale Close raising concerns regarding the potential for loss of light from the extension.

5.0 Planning Policy

National Planning Policy Framework

Policy 7 Requiring good design

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 8 North Northamptonshire Place Shaping Principles

Policy 11 The Network of Urban and Rural Areas

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Neighbour Impact
3. Design

1. Principle of development

The application site is located within the urban area of Kettering and seeks consent for a two storey extension to the existing residential property. The proposed extension does not change the number of bedrooms or the parking arrangements of the existing dwelling. 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. Neighbour Impact

The application property is one of a pair of semi-detached properties. The pair are stepped with No.2 being the lower of the two. This gives the property the appearance of the less dominant of the two and ensures that the existing dwelling does not dominate no.3-5 to the North West.

This application seeks consent for the erection of a two storey rear extension over the existing single storey rear extension. Due to the position of the proposed extension the impacts are primarily on Nos.1 Grizedale (to the south) and 25 & 27 Harwood Drive (to the west/south west).

The property has been extended at ground floor to the rear and this proposal seeks to extend the first floor across part of the single storey extension. The extension is 3m in depth and 3m in width and would be set down from the main ridge at 6m in height with the eaves matching the main property at 5m.

The rear garden was originally 10m in length and the proposed extension reduces this to 7m at first floor level to match the existing ground floor. This results in the nearest point to point of the rear to rear distances being between No.2 Grizedale Close and No.25 Harwood Close at approximately 9m. There is a significantly greater distance between No.2 Grizedale Close and No.27 Harwood Close at approximately 20m. No.2 Grizedale Close and No.25 Harwood Close are offset from each other and the window to window intervisibility is not considered to result in unacceptable harm in this instance. It is noted that neither of the properties to the rear of the application site in Hanwood Close have raised objections to the proposal.

The attached property No.1 Grizedale Close has raised concerns regarding the potential for the proposed second storey extension to overshadow their property. The two storey element of the extension is offset from the boundary by 1.8m which is a limited offset but the extension is limited in its degree of projection and the extent of harm is further limited by No.1 Grizedale Close being located to the South of No.2 Grizedale Close and being set slightly at a higher ground level.

The impact of the proposed extension on No.1 Grizedale Close is primarily on their garden. From the site visit to No.1 Grizedale Close, the impact of the proposed extension would not result in a notable increase in harm compared to the large existing single storey extension by virtue of any potential overbearing or overshadowing relationship. Any overlooking of the rear garden would be restricted to be from an oblique angle.

It is considered that the extent of harm to No.1 Grizedale Close is comparatively limited and the proposal would not result in unacceptable harm to the residential amenity of No.1 due to their relationship, the existing extension and the fairly limited scale of the proposed extension.

Due to the position and orientation of the extension, it would be set away from and would face away from No.3-5 Grizedale Close. The relationship is acceptable in the context of amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Design

The proposed extension is a two storey gable with the ridge set down from the main roof of the property. There is a two pane window located centrally in the first floor element with the ground floor windows to be retained as per the existing.

The proposed extension is simple in form and given its position does not adversely affect the appearance of the streetscene in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Conclusion

The proposed extension is considered to have limited impact on the residential amenity of the nearby properties and the design of the proposed extension is considered to be acceptable.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Gavin Ferries, Senior Development Officer on 01536 534316