

BOROUGH OF KETTERING

Committee	Full Planning Committee - 22/08/2017	Item No: 5.2
Report Originator	Alison Riches Development Officer	Application No: KET/2017/0158
Wards Affected	Rothwell	
Location	1-3 Bell Hill, Rothwell	
Proposal	Full Application: First and second floor rear extension to create 1 no. one bedroom apartment	
Applicant	Mr K Jones	

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 amended plan number N041/01-01 Rev L, received by the Local Planning Authority on 7th August 2017.

REASON: In the interest of securing an appropriate form of development in the interests of the character and appearance of the Conservation Area and in the interests of the amenities of future and surrounding occupiers in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Prior to the commencement of development a scheme for achieving the noise levels outlined in BS8233:2014 with regards to the residential unit shall be submitted and approved in writing by the Local Planning Authority. Once approved the scheme shall be implemented before first occupation of the residential unit and therefore maintained in the approved state at all times. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the unit or noise barriers.

REASON: Details are required prior to the commencement of development in the interest of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority or Environmental Health. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. 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 and the character and appearance of the Conservation Area in accordance Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2017/0158

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

3.0 Information

Relevant Planning History

KET/2011/0555. Change of use of 1st floor to office and showroom with single storey rear extension. Approved 12/01/2012.

Site Visit

Officer's site inspection was carried out on 23/06/2017.

Site Description

The application site is a linear three storey ironstone building abutting the back of the footpath in Bell Hill, with a slate tile roof and dark brown stained wooden casement windows, at the western end of a terrace of three stone built properties in the Rothwell town centre and within the Conservation Area.

Nos. 1-3 Bell Hill occupies one and a half of the three ironstone buildings and comprises a tile and bathroom shop at ground floor level with an apartment at first and second floor level which is covered in cream render at first and second floor level on the front elevation only for the first two thirds of the building. To the rear of the site, which is accessed via a pedestrian gate to the east end of the shop unit, is a small yard and a single storey flat roofed breeze block extension with 3 no. glass block windows which is part of the tile and bathroom shop. Adjacent to the pedestrian access at the rear of the site is an external metal staircase which provides access to the first and second floors of the building and to the apartment.

Surrounding development comprises Rothwell Library to the west, further retail units to the east and across Bell Hill to the south and to the north is Rothwell Fire station and training area and Guildford Mews, a row of residential dwellings that back onto the rear yard area. Most have views towards the yard obscured by a projecting gable extension to the rear of No. 7 Bell Hill.

Proposed Development

The original proposal was for a two-storey flat roofed extension to the rear of the existing building above the existing flat roofed extension to provide 2 no. 1 bed studio flats accessed at first and second floor level from an external staircase.

Amended plans were received to reduce the number of flats from 2 to 1 and remove the flat roof and replace it with a hipped roof. The amended plans were reconsulted on for 14 days.

The proposal is therefore for a one and a half storey extension to the rear of the building above the existing flat roofed extension (i.e. to create an extension of two and a half storeys in full height) with a hipped roof with a large flat central section, to provide a 1 bed residential unit, accessed from an external stair

case at second floor level.

Any Constraints Affecting the Site

Within Rothwell Conservation Area

4.0 Consultation and Customer Impact

Initial Consultation – 06/06/2017 – 21 days

Rothwell Town Council

- No objection.

Environmental Health

- No objection.
- Subject to conditions for working hours on construction sites, noise protection, refuse facilities and an informative for acoustic separation.

Neighbours

The Woolpack, Market Hill

- Objection.
- Parking is congested enough around Tresham Street, New Street and Bell Hill causing difficulties for current residents.
- There are houses both sides of New Street, but only width for parking on one side. I thought provision had to be made for parking with new-builds these days?
- Bearing in mind I run a pub, it is the responsibility of the builder to sufficiently soundproof new builds, not mine to be quieter. I've had enough of people coming into the town, buying a house near a pub, then complaining about the noise.

Reconsultation – 07/08/2017 – 21 days

Rothwell Town Council

- No objection.

Environmental Health

- No further comments received.

Neighbours

- No further comments received.

The reconsultation period is due to end on 21st August 2017 after the deadline for the publication of the Committee agenda. Any additional comments received after the agenda has been published will be discussed as part of the Committee update.

5.0 Planning Policy

National Planning Policy Framework

Policy 1. Building a strong, competitive economy

Policy 2. Ensuring the vitality of town centres

Policy 4. Promoting sustainable transport
Policy 6. Delivering a wide choice of high quality homes
Policy 7. Requiring good design
Policy 12. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 2. Historic Environment
Policy 8. North Northamptonshire Place Shaping Principles
Policy 11. The Network of Urban and Rural Areas
Policy 12. Town Centres and Town Centre Uses
Policy 22. Delivering Economic Prosperity
Policy 23. Distribution of New Jobs
Policy 29. Distribution of New Homes
Policy 30. Housing Mix and Tenure

Saved Policies in the Local Plan for Kettering Borough

R4. Rothwell: Area of Special Advertisement Control
58. Employment: Within Towns
64. Shopping: Development Within Established Shopping Areas

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. Character and Appearance and the Conservation Area
3. Residential Amenity
4. Parking and Highway Safety

1. The Principle of Development

The application site is in an established residential area to the centre of Rothwell.

Section 72(1) of the Act requires Local Planning Authorities have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas.

Policy 12 of the National Planning Policy Framework requires new development to sustain and enhance the significance of heritage assets in order to avoid or minimise conflict between conservation of the heritage asset and any aspect of the proposal.

Paragraph 137 of Policy 12 of the National Planning Policy Framework requires Local Planning Authorities to look for opportunities for new

development within Conservation Areas to enhance and better reveal their significance.

Policies 11 and 29 of the North Northamptonshire Joint Core Strategy direct development to existing urban areas and indicate that Rothwell as a smaller town is a secondary focal point for smaller scale development.

Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and the highway network.

The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

2. Character and Appearance and the Conservation Area

Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy requires new development to respond to the site's immediate and wider context and local character.

Policy 2 of the North Northamptonshire Joint Core Strategy requires new development to complement the surrounding historic environment through form, scale, design and materials.

The existing building abuts the highway in Bell Hill and is located next to the Library in Rothwell town centre. The Library is set back from the back of the highway in Bell Hill so that the whole of the front (south) and blank side (west) elevation of the existing building is visible in the public realm and the Conservation Area. The proposed extension is located to the rear of the existing building above an existing flat roofed extension and will be partially visible from Bell Hill above the sloping roof of the Library. The proposal has been designed to have a hipped roof above the east and west elevations with a flat roofed section in the middle to give the appearance of a gable roof when viewed from the public realm. The roof will be subordinate to the main roof of the building and will have a single roof light in the roof plane facing the Library. The remainder of the proposal cannot be seen in the public realm as there are no views of it from the north, east and south due to the presence of the existing building or surrounding buildings.

The applicants are proposing to use render to match the existing front elevation with a slate tile roof and as such, these will be reflective of the existing materials used. Conditions will be added requiring the development to be built out in accordance with the approved plans and in matching materials and it is considered that as a result the proposal will be in keeping with the existing building and will not adversely impact on the character and appearance of the Conservation Area. This is in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy which require new development to respond to the site's immediate and wider context and local character and complement the surrounding historic environment through form, scale, design and materials.

3. Residential Amenity

Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy seeks to protect amenity by new development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

The proposed extension is located to the rear of the site above an existing flat roofed extension.

The proposal has been revised to reduce the number of residential units from 2 no. studio flats accessed from the first and second floor to a 1 no. 1 bed flat accessed from the second floor. The original proposal gave rise to 2 residential units which were well below the requirements set out in the Technical Housing Standards - Nationally Described Space Standards (March 2015), and the entrance for the first floor flat was proposed to be immediately adjacent to the entrance of the existing flat in the main building above the ground floor retail unit.

To overcome these concerns the proposal was reduced to 1 no. flat to be accessed from the second floor to prevent any issues of a loss of general amenity to the future and existing occupiers of each flat.

In terms of the Technical Housing Standards - Nationally Described Space Standards (March 2015), the proposed flat is comfortably above the GIA requirements for a 1 bed unit over two storeys.

An objection has been received relating to issues with noise from external sources and in this regard Environmental Health requires the proposed flat to provide a scheme which will comply with BS8233:2014 in terms of noise attenuation due to the proximity of the proposal to external non-domestic noise sources. This can be secured by condition to ensure there is no adverse impact on the amenities of future and surrounding occupiers which is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

There is very little outside space associated with the application site but it is located in the centre of Rothwell with all its facilities. The flat also provides a balcony and there is sufficient space for bin storage under the external stair case on the ground floor, which is an existing arrangement for the existing flat above the retail unit. It is considered that due to the town centre location, the amount of amenity space provided is adequate to ensure there is no significant impact on the amenities of future or surrounding occupiers. With respect to surrounding occupiers, the application site is surrounded by other built development the proposed balcony is located in the west elevation facing the Library and will not be visible from with the nearest neighbouring occupiers in Guildford Mews and New Street to the northeast of the application site.

Due to the constrained nature of the site, and in order that there are no amenity issues during the construction phase, a condition will be added to limit the working hours and deliveries to the site.

As such, it is considered that subject to conditions requiring a noise report and construction hours, the proposal accords with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. Parking and Highway Safety

Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

The application site is very sustainably located in the heart of Rothwell town centre above and existing shop unit.

An objection has been received regarding parking congestion in Bell Hill and the surrounding streets of Tresham Street and New Street.

The revised proposal has reduced the number of residential units from 2 to 1 and it is considered that the additional parking requirements which could be generated by the proposal are unlikely to significantly impact on the existing parking requirements within and around the town centre, and could be accommodated within the surrounding streets as for surrounding users and occupiers.

As such, the proposal complies with Policy 8 of the North Northamptonshire Joint Core Strategy.

Conclusion

Subject to conditions relating to noise, construction hours and materials, the proposal accords with policies in the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Alison Riches, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: