

BOROUGH OF KETTERING

Committee	Full Planning Committee - 22/08/2017	Item No: 5.6
Report Originator	Louisa Johnson Development Officer	Application No: KET/2017/0407
Wards Affected	St. Peters	
Location	Moonbeam Cottage, 17 Westhill Close, Kettering	
Proposal	Full Application: Shed to rear	
Applicant	Mr M McNamara	

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/2017/0407/1, Proposed Elevations KET/2017/0407/4 and Proposed Elevations KET/2017/0407/5 received by the local planning authority on 16/06/2017 and Floor Plan KET/2017/0407/2 received by the local planning authority on 20/06/2017.

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/2017/0407

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

3.0 Information

Relevant Planning History

KET/2012/0269 – Single Storey dwelling – Approved 22/06/12

Site Visit

Officer's site inspection was carried out on 29 June 2017.

Site Description

The application site is a single storey detached bungalow with parking to the front and a side and rear garden on Westhill Close Kettering.

Proposed Development

The proposal is for the erection of a garden shed to the side of the property.

Any Constraints Affecting the Site

Permitted development rights were removed under permission KET/2012/0269

4.0 Consultation and Customer Impact

Neighbours

Two letters of objection have been received, the main points raised are as follows:

- The proposed shed would only be 3m from 19 Westhill Close.
- There is already a large concrete base at the site that would be unnecessary for a shed of this size, the base has three access conduits for services which seems unnecessary for a garden shed.
- The proposed shed would be close to the boundary of 21 Westhill Close and would be detrimental to the privacy of no. 21.
- The original permission removed permitted development rights to prevent any additions.

5.0 Planning Policy

National Planning Policy Framework

Policy 7: Requiring Good Design

Development Plan Policies

North Northamptonshire Joint Core Strategy

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 garden shed.

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 response to the local character, reflecting the identity of local surroundings and materials.

An objection was raised on the grounds that permitted development rights were removed by permission KET/2012/0269 to prevent any additions. However the removal of permitted development rights does not preclude the submission of an application for development and any such application must be considered on its merits. Therefore it is considered that the removal of permitted development rights in of itself is not a reason for refusal and the application must be considered on its own merits.

Subject to detailed consideration of the impact of the shed, 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 Westhill Close, in a predominately residential area.

The proposed shed would measure approximately 1.9m long, 1.4m wide and 2.1m in height with a pitched roof and 1.7m to the eaves.

The design of the proposed shed is considered to be an appropriate design for a garden shed and fit in with the style of the existing dwelling and would not be detrimental to the surrounding dwelling designs.

An objection has been raised on the basis that there is an existing concrete base on the site with services which is too large for the proposed shed. However the concrete base existed on the site prior to the construction of the dwelling, as it provided a base for a garage which was removed prior to construction of the dwelling. This base has not been constructed recently and so it is considered that it not relevant to the consideration of this application.

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 NNJCS 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 19 Westhill Drive, the proposed shed would site on the boundary with this property. The occupant of no 19 has raised an objection based on the proximity of the proposed shed to the house at no. 19.

The site shares a rear / side boundary with 21 Westhill Drive, the proposed shed would be a minimum of 3m from the boundary with no. 21 and would be screened by the existing fence.

However, the proposed shed would be a maximum of 2.1m in height to the ridge with the eaves height at approximately 1.7m. Therefore the majority of the shed would not be visible over the existing boundary fence which is at least 1.8m in height. It is considered that normal domestic use of a garden shed would not cause undue disturbance to neighbouring properties even with the proximity of the shed to the boundary. Therefore it is considered that the

proposal would not have a detrimental impact on 19 and 21 Westhill Drive.

The site shares a side boundary with 16 Westhill Close, however the shed would be on the boundary and would not be visible from no. 16. Therefore it is considered that the proposal would not have a detrimental impact on 16 Westhill Close.

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 on 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: