

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 19/09/2017</b>	<b>Item No: 5.2</b>
<b>Report Originator</b>	<b>Ruth James Assistant Development Officer</b>	<b>Application No: KET/2017/0530</b>
<b>Wards Affected</b>	<b>All Saints</b>	
<b>Location</b>	<b>30 Neale Avenue, Kettering</b>	
<b>Proposal</b>	<b>Full Application: Single and two storey rear extension</b>	
<b>Applicant</b>	<b>Mr M Hurd</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 window hereby approved on the groundfloor southwest side elevation, shown to serve a WC on approved plan MH/01A/REGS/2016 shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of future and adjoining occupiers in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted, with the exception of the flat roof and windows 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.

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A, B or C shall be made in the southwest and northeast elevations or roof planes of the extension.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy

## **Officers Report for KET/2017/0530**

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

### **3.0 Information**

#### **Relevant Planning History**

KET/2000/0701 - Two storey side extension. Approved 28th November 2000

KET/2016/0802 - Single storey rear extension. Approved 17/01/2017

#### **Site Visit**

Officer's site inspection was carried out on 04/08/2017.

#### **Site Description**

The application site lies to the north of Kettering within an established residential area and the designated town boundary. Neale Avenue runs for approximately half a mile and consists of a mixture of properties that are set in a uniform line. The area has a quiet leafy suburban character with the land gently rising up from the southwest to the northeast end. Within the immediate vicinity of the application site the properties are large and mostly detached, with some semi-detached properties and one bungalow. There is a broad mixture of house styles and finishes.

The site consists of no.30 Neale Avenue, a two storey semi-detached dwelling, constructed of traditional red brick with bay windows to the front. The main roof is a gable design finished with grey slate. In November 2000 a substantial two-storey side extension was approved and constructed providing two additional bedrooms and a garage.

The front northwest boundary comprises a low brick wall with hedge planting and an open access to the short driveway and garage. To the rear of the site, the property adjoins with no. 32 and the boundary consists of 1.8 metre high wood fence panels with planting, which provides good screening. The wooden fence panels continue around the perimeter of the garden enclosing it on all sides with the neighbouring properties to the rear (no's 25 and 27 Kingsley Avenue) and with no. 24 Neale Avenue to the southwest.

#### **Proposed Development**

The application is a revised scheme following on from that approved under KET/2016/0802 and seeks approval for a single and two-storey rear extension which would infill the area directly behind the garage and adjacent to the kitchen and garden room, increasing the living space to provide a bigger kitchen and new utility room at ground floor level and enlarging the property's fourth bedroom at the first floor level.

In the originally submitted scheme the rear elevation of the proposed extension at first floor level included a square bay window. Following neighbour objections and officer concerns regarding overlooking, the first floor was amended to a flat window. The revised scheme was then consulted on for 14 days.

Due to the existing approval in place for a single storey extension (KET/2016/0802) initial works have been able to commence on the site based on this scheme.

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

None

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

**Neighbours:** Notifications were sent out to neighbouring occupiers and a site notice was erected. Responses from two addresses were received.

Comments received from the occupants of no. 24 Neale Avenue:

- Initial consultation – Objection: concerns in relation to overlooking and overbearing impacts as well as potential loss of light.
- 14 day reconsultation – Objection upheld

Comments received from the occupants of no. 22 Neale Avenue:

- Objection: disruption to the highway at the front of the dwelling from the parking of works vehicles, and storage and removal of building waste.

#### **5.0 Planning Policy**

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

Policy 6. Delivering a wide choice of high quality homes

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. Character and Design
3. Residential Amenity

## 1. Principle of Development

The scheme would provide an extension to an existing residential property within the settlement boundary of Kettering. The scheme would therefore strengthen the network of settlements within the borough in compliance with Policy 11 of the North Northamptonshire Joint Core Strategy.

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

Other planning permissions are also a material consideration and approval was given in 2016 for a ground floor rear extension, which has now commenced.

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

## 2. Character and Design

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.

The proposed extension would extend out from the rear elevation of the host dwelling at ground floor level by 7.1 metres on the southwest side and by a width of 4.2 metres, adjoining with the existing garden room to give an overall width of 7.6 metres across the majority of the rear elevation. The first floor element would extend out from the rear elevation of the host dwelling by 2.885 metres with a width of 4.6 metres. The extension would infill a rear area directly behind the garage and adjacent to the kitchen and garden room, providing increased living space and a new utility room at ground floor level whilst enlarging bedroom 4 at the first floor level. It would not be visible from the public realm due to its rear location. The site for the proposed scheme is elevated by approximately 1 metre to the rear of the property due to the land levels of the application site. Notwithstanding this the height of the ground floor extension would match the height of the eaves of the existing garden room, with a flat roof design replacing the existing hipped roof. A small roof lantern would provide additional light to the ground floor room. The first floor element of the extension would be less than half the length of the ground floor element. It would have a gable roof with its ridge line set lower than the main roof of the host dwelling, keeping the first floor element subordinate to the host dwelling.

The extension would be finished with rendered blocks with brick quoin details to the corners that would match with the bricks of the host dwelling. Windows would be made from anodised aluminium and whilst this would not match with the existing windows, it is considered to have an acceptable impact upon the site's immediate and wider context and local character due to the rear position of the extension. Materials would be secured by condition.

The design is in keeping with the design and character of the existing dwelling and the proposal accords with Policies 7 of the National Planning Policy

Framework and 8(d)(i) of the North Northamptonshire Joint Core Strategy in that the new development responds to the site's immediate and wider context and local character and is of good design.

### 3. Residential Amenity

In addition to seeking development to respect the character of an area, Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy seeks to ensure that development prevents harm to the residential amenities of neighbouring properties, such as by reason of overbearing, pollution, loss of light or overlooking.

The proposed extension would be to the rear of the property and therefore would not impact neighbouring properties to the front of the application site.

To the northeast of no.30 is the adjoining neighbour no.32 Neale Avenue. A former window is to be replaced by a single door on the northeast ground floor elevation of the proposed extension, facing this neighbour. The site is level with the adjoining northeast neighbour and the boundary treatments consist of a 1.8 metre high fence with hedging growing over and above it, which helps to guard against any potential increase to overlooking from this elevation. There would be no side windows to the first floor element of the proposed scheme.

To the southwest of the site is neighbouring property no.24 Neale Avenue. The occupants objected to the initial scheme on the grounds of overlooking, overbearing and loss of light. A revised plan was requested changing the design to the window at first floor level, replacing a box bay window with a flat window in order to address officer concerns and the issues with overlooking. A further consultation was carried out for 14 days and further comments were received upholding their previous objection.

Notwithstanding the objection from no. 24 whilst it is noted that the difference in land levels would give the extension an elevated position, the height of the eaves of the ground floor element would closely match with the eaves of the existing single storey outrigger (now demolished) and by the use of a flat roof design replacing the existing pitched roof, overall the height would be lower for the larger ground floor element of the extension when considered against the height of the outrigger. Whilst it would be sited close to the boundary with no. 24, the ground floor element would be separated from the main dwelling, by a single storey detached garage/store within the grounds of no. 24 of comparable height and would not be overshadowing or overbearing in this context.

The first floor element is short (2.9 metres) in relation to the size of the dwelling house and as such any potential overbearing impact would be considered to be kept at an acceptable level. Whereas the southwest elevation of the extension would be close to the boundary with no. 24, this neighbouring property is placed away from the boundary with no. 30 with a separation of 10 metres between the side elevation of the extension and the northwest side elevation of no. 24. This further helps to guard against potential overbearing impacts. The orientation of the site means that any increased overshadowing

would be limited to the mornings, keeping potential loss of light, to an acceptable level.

The fenestration on the southwest side of the proposed scheme would be limited to a ground floor small obscure glazed window to serve a new WC and there would be a door into the new utility area, which would not contain a glazed element. The obscure glazing would be secured by condition. There is also an existing rear access to the garage, which would be relocated to the southwest side at the rear of the garage, but this would be stepped down and hidden behind the boundary fence. There would be no windows to the first floor side elevation. There is already a degree of mutual overlooking from the existing rear bedroom windows and the redesign of the box window to a flat window ensures that there is no increase to this from the proposed first floor extension.

Taking this into consideration it is considered that there is no significant impact to no. 24 in regard to residential amenity impacts. A further condition would be applied to withdraw permitted development rights for further side elevation (southwest and northeast) window openings, again in the interest of safeguarding amenity.

To the southeast of the application site the distance, boundary treatments and mature planting gives good separation with no's 25 and 27 Kingsley Avenue and there are no concerns with amenity impacts to the rear.

An objection has also been received from the occupants of number 22 Neale Avenue, raising concerns in regard to the disruption of the highway at the front of the dwelling from the parking of works vehicles, and storage and removal of building waste. The applicant has been alerted to this complaint, as has the Council's Environmental Health Department to investigate outside of the planning process. In light of the limited scale of the proposals, it is not considered necessary to control construction activities through any planning consent to be granted.

The amended scheme is considered to reduce the impact upon the amenities of the occupants of no.24 to an acceptable level. As a result the proposed development is in accordance with Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy in that the new development appropriately safeguards the amenities of neighbouring occupants.

### **Conclusion**

Subject to conditions relating to the removal of permitted development rights and to materials it is considered that the proposal complies with policies within the Development Plan and is recommended for approval.

### **Background Papers**

Title of Document:

Date: 06/09/2017

Contact Officer:

### **Previous Reports/Minutes**

Ref:

Date:

Ruth James, Assistant Development Officer on 01536  
534316

