

BOROUGH OF KETTERING

Committee	Full Planning Committee - 19/09/2017	Item No: 5.3
Report Originator	Ruth James Assistant Development Officer	Application No: KET/2017/0561
Wards Affected	Northfield	
Location	83 Cross Street, Kettering	
Proposal	Full Application: Single storey rear extension and rear decking area. Loft conversion with front roof lights and rear dormer with Juliette balcony. Retrospective consent for external cladding to the front and rear elevations	
Applicant	Mr G Griffiths	

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.

3. 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 Class A shall be made in the north elevation of the extension hereby approved

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/2017/0561

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

3.0 Information

Relevant Planning History

None

Site Visit

Officer's site inspection was carried out on 16/08/2017 and 17/08/2017

Site Description

The application site is located to the northwest of Kettering within an established residential area and the settlement boundary. Cross Street is a traditional terraced road dating back to the early 1900's. The properties do not have any front amenity area but the front accesses open directly onto the pavement. There is an Ironworks to the northern end of the street and Grafton Street recreation ground is located to the west.

The application site consists of no. 83 Cross Street a mid terraced two-storey dwelling constructed from traditional red brick and with insulated cladding applied to the external walls and a pantile gable roof. The windows and doors are white uPVC replacement. To the rear of the property there is an access track leading to the rear gardens of the terraced properties, with Grafton Street recreation ground beyond.

To the rear the property has previously been extended at ground floor level with a single storey brick extension providing a ground floor bathroom. The rear garden of the application site is a small paved over area, with an original traditionally brick built outbuilding with chimney, which forms the western rear boundary. To the north the boundary treatment is comprised of a low brick wall along the full length of the garden separating the application site from no. 85 Cross Street whilst to the south there is a low brick wall with fencing above. The rear amenity areas have an open feel with a large degree of mutual overlooking.

Proposed Development

The application seeks consent for a single storey rear extension and loft conversion. The extension would infill an area between the existing kitchen and the boundary wall to provide a larger kitchen, whilst the loft conversion would provide a larger master bedroom and ensuite.

In the originally submitted scheme the loft conversion included a dormer window to the front and large rear dormer that finished in line with the eaves of the existing roof slope. Following officer concerns regarding impacts upon the character of the street scene, the front dormer window was amended to a roof light and the rear dormer window was stepped back from the existing roof eaves by 0.3 metres. Also the application of external insulated cladding to the external walls of the dwelling was not included in the original scheme. It was

established that this was carried out in 2016 and that planning permission was not sought. The proposal description was amended to include retrospective consent for the cladding and the revised scheme was then consulted on for 10 days. A small proposed decking area included in the approved plans has also been added to the description of the development.

Any Constraints Affecting the Site

Within the Nene Valley Nature Improvement Area (NIA) Boundary

4.0 Consultation and Customer Impact

Neighbours

Objection received from the occupant of no. 85 Cross Street

Initial consultation – Objection: Concerns regarding loss of light and overlooking; impact upon the occupier’s health and loss of house value.
10 day reconsultation – Objection remained.

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. Design and Character
3. Residential Amenity
4. Nene Valley Nature Improvement Area

1. Principle of development

The National Planning Policy Framework states that all plans should reflect the presumption in favour of sustainable development, and in relation to this proposal, this is subject to the principles of good design and the delivery of a wide choice of high quality homes.

The site is located within the designated town boundary; 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.

Subject to detailed consideration being given to the impact of the extension and loft conversion, having an acceptable impact on the character and appearance of the area and residential amenity, and ensuring it complies with national and local policies detailed above, the principle of development is considered acceptable.

2. Design and Character

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 be single storey to the rear and extend out from the host dwelling by 3.3 metres, with a width of 2 metres, an eaves height of 2.682 metres and overall height of 3.997 where the monopitched roof joins with the main dwelling. The windows would be orientated to the west looking down the rear garden. The design would infill an area to the rear of the host dwelling and be built right to the boundary with northern neighbour no. 85 Cross Street. The extension would not be visually prominent and is considered appropriate in design terms.

The loft conversion would incorporate 2 no. roof lights inserted to the front roof plane and a dormer window would be inserted to the rear roof plane which would incorporate french doors with a Juliette balcony. The rear dormer window would be stepped back from the eaves of the original roof by 0.3 metres, would be set below the ridge height of the property and would incorporate approximately 25 cubic metres in cubic content. The design elements of the loft conversion with rear dormer fall within the limitations of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended and therefore do not require formal planning consent.

Materials proposed for the extension and dormers would match with the existing and can be secured by condition.

The application includes retrospective consent for external insulated cladding applied to the front and rear of the dwelling. The property is constructed from traditional red bricks which have been covered altering the external appearance of the dwelling significantly. That said there are a number of properties within the street scene that have cladding, have been painted or have pebble dash rendered finishes. As such the addition of the cladding to the property is considered acceptable within its context and the local character.

Taking into account the character and external finishes of the dwellings within

Cross Street, the proposal is not considered to impact adversely upon the character of the local area to a significant extent and is therefore in accordance with Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy.

3. Residential Amenity

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

The proposal seeks consent for a single storey rear extension which would enlarge the kitchen and a bedroom with ensuite bathroom through the conversion of the attic space.

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. The loft conversion would include 2 no. roof lights to be inserted in the front roof plane and given their location would not give rise to adverse overlooking impacts to the front. In any event, these roof lights do not require planning permission.

At the rear the extension would be single storey and infill the area to the side and rear of the host dwelling, being built up to the boundary with no. 85 Cross Street to the north. The occupier of no. 85 has objected and provided comments raising concerns in regard to loss of light and overlooking; impact upon the neighbouring occupier's health and loss of house value. Notwithstanding this objection the proposed extension would extend from the rear wall of no. 83 by 3.3 metres, with a width of 2 metres, an eaves height of 2.682 metres and overall height of 3.997 where the monopitched roof joins with the main dwelling. However as a terraced property, a single-storey extension length of up to 3 metres, with a maximum height of 4 metres and eaves height of 3metres (when the enlarged part of the dwellinghouse is within 2 metres of the boundary) is permitted under Schedule 2 Part 1 and Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. In the instance of this application for no. 83, it misses falling within permitted development rights by way of an additional length of 0.3 metres. The impacts upon neighbouring residents from the proposal need to be considered in this context. Given the small size and single storey height of the proposed extension along with how it only marginally exceeds permitted development thresholds, it is considered that there would only be a marginal impact upon loss of light to this neighbour, so as not to unduly impact upon their amenities.

The doors in the proposed extension would face west up the garden and are not considered to increase overlooking to no. 85's garden, given that their orientation is the same as that of the window in the original rear elevation of the host dwelling. A condition securing the removal of permitted development rights, preventing any future insertion of windows in the north side elevation of

the extension (to be positioned on the site boundary) will protect the future amenity of the occupants and the neighbouring properties.

The introduction of the rear dormer window to the rear roof plane offers some potential for increased overlooking to no. 85. However as described in the 'Design and Character' section of this report, the rear dormer window complies with legislation and falls with the permitted development regime and therefore it could be constructed without the requirement of planning permission.

A small area of external decking (measuring approximately 1.8 metres by 2 metres in area) is proposed that requires consent by virtue of marginally exceeding 300 mm in height from ground level (approximately 330mm). This would be acceptable in amenity terms by virtue of its small area and the presence of an existing low level brick wall to the north that already allows for uninterrupted views between neighbouring rear garden areas.

The proposed development is considered to be in accordance with Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy in that the new development does not result in an unacceptable impact upon the amenities of neighbouring properties.

4. Nene Valley Nature Improvement Area

The application site is within the NIA boundary, however, the application site is in an established residential area and the proposed scheme is small and on an already developed site. It is considered the small scale of the development proposed will have no any adverse impact on existing wildlife or the improvement of the Nene Valley.

Conclusion

Subject to conditions relating to permitted development and 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: 05/09/2017

Contact Officer:

Ruth James, Assistant Development Officer on 01536
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Previous Reports/Minutes

Ref:

Date:

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