

BOROUGH OF KETTERING

Committee	Full Planning Committee - 17/10/2017	Item No: 5.3
Report Originator	Collette Panther Assistant Development Officer	Application No: KET/2017/0521
Wards Affected	Ise Lodge	
Location	7 Westleigh Road, Kettering	
Proposal	Full Application: Two storey side and single storey rear extensions, garage conversion and change of roof pitch to ground floor	
Applicant	Mr D Golding	

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. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown in the plan list below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. The first window on the west elevation of the development hereby approved shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. The flat roof to the extension hereby approved shall not be used as a veranda, balcony or as a raised platform in perpetuity.

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

Officers Report for KET/2017/0521

This application is reported for Committee decision because the applicant's wife is an employee of Kettering Borough Council.

3.0 Information

Relevant Planning History

KET/2014/0850 – Two storey side and rear extension -

Site Visit

Officer's site inspection was carried out on 30/08/2017.

Site Description

The application site comprises a detached residential property located to the north of Westleigh Road, Kettering. The property is built with buff facing bricks, is roofed with brown concrete roof tiles and is set back from the highway beyond a block paved drive which provides off road parking for a number of vehicles. The rear garden, which backs onto open countryside, is laid to lawn and enclosed by lap panel and close boarded 1.8m fencing. To the west there is an electricity substation accessed from the highway, with the rear garden extending behind this structure resulting in a stepped site on the west side.

Proposed Development

This application seeks full planning permission for the following development:

- Erection of a two storey side extension to the following maximum dimensions: 3.9m width, 12.15m depth, 5m to the eaves and 7.3m to the highest part of the roof
- Erection of a single storey rear extension to the following maximum dimensions: 7.4m width, 3.6m depth, 2.85m to the top of the flat roof and 3.35m to the highest point of the roof lantern, and
- Alter flat roof to pitched roof over front porch, 2.35m to the eaves and 2.9m to the ridge of the roof.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Neighbours

No comments were received at the time of writing this report.

5.0 Planning Policy

National Planning Policy Framework

Core Principles

Chapter 7: Requiring good design

Development Plan Policies

North Northamptonshire Joint Core Strategy 2016

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. The principle of development
2. Design and impact on the street scene
3. Impact on residential amenity
4. Highway safety

1. The principle of development

Policy 8 of the adopted NNJCS (July 2016) seeks a high standard of design which respects and enhances the character and visual appearance of the surrounding area and protects residential amenity by not resulting in *unacceptable impact caused by means of noise, vibration, smell, light or other pollution, loss of light or overlooking*. 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.

This application seeks the erection of extensions, and alterations, to a residential property which is located in an established residential area to the east of Kettering. The site is located within Kettering town boundary, as required by Policy 35 of the Local Plan.

Furthermore, subject to detailed consideration being given to the impact of the extension and raised platform having an acceptable impact on the character and appearance of the area and residential amenity, in conjunction with ensuring its compliance with National & Local policies, detailed above, the principle of residential development is considered to be acceptable.

2. Design and impact on the street scene

Chapter 7 of the NPPF requires development to be of a good design, this is echoed by Policy 8(d)(i) of the JCS which requires new development to *respond to the site's immediate and wider context and local character*.

The proposed side extension is located to the east of the existing dwelling which will be visible from the public realm. The front elevation will be set in line with the front elevation of the host dwelling and the ridge of the roof continues at the same height which, in this particular instance, is considered to complement and balance the design of the existing dwelling. Even spacing between properties on this side of the road has been eroded by two

storey side extensions which have been erected. The design of the two storey element reflects the character and appearance of the existing dwellinghouse in terms of proportions and fenestration, as a result it is considered that the proposed development will not cause harm to the character and appearance of the dwellinghouse, surrounding development or the wider street scene.

To the rear the existing conservatory will be replaced with a single storey extension that extends 3.6m from the original rear elevation, will not project beyond the side elevation and will not be visible from the public realm. Overall, the proportions of the extension sit comfortably with the rest of the dwelling and crucially will not be visible from the street scene.

The alteration of a flat roof to a pitched roof is considered to achieve an uplift in design that complements the dwelling and surrounding development.

There are a variety of extensions that are visible within the street scene, as a result it is considered that the design of the proposed development will sit comfortably and respectfully within its context.

Provided the materials used are brick to match those on the existing dwellinghouse the proposal will not adversely affect the character and appearance of the existing dwellinghouse and due to its location will not adversely impact upon the character and appearance of surrounding development or the wider street scene.

Overall, and subject to a condition requiring materials to be matching brick to those on the existing dwelling, the proposal accords with Policy 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.

3. Impact on 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 footprint of the proposed extension will cover the existing conservatory, the existing attached garage and more. The height to the side with no. 9 will increase from single storey to two-storey and the side elevation will project approximately 1.5m closer to the boundary with no. 9. Although the two storey element is at close proximity to this property it does not result in loss of light or overbearing impact to windows located on the front or rear elevations and thereby is considered that the amenities to this property will not be unacceptably harmed by means of loss of light or overbearing development to no. 9. Furthermore, the windows proposed to the side facing no. 9 will be obscure glazed to ensure privacy to both properties, as a result it is considered that the proposal will not cause harm to amenities to no. 9.

The height of the single storey extension to the rear will extend

approximately 0.5m higher than the existing conservatory, the height along with the orientation and separation distance is considered not to harm amenities to no. 5.

Properties to the front, on the opposite side of the road are considered to be separated from the site by sufficient separation distance and there are no properties located to the rear, as a result the proposed development is considered to not cause harm to amenities of any other neighbouring property.

Due to the location and proportions of the extensions the proposed development is considered to accord 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 amenity to neighbouring properties.

4. Highway safety

Policy 8(b) of the North Northamptonshire Joint Core Strategy requires new development to have a *satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards*, and not to have an adverse impact on the highway network nor *prejudice highway safety*.

The property currently benefits from off-road car parking spaces formed of a driveway and a single attached garage. The existing access arrangements are to remain unchanged however, the garage is to be replaced with habitable accommodation and 3 no. off road parking spaces retained. As a result it is considered that highway safety will not be prejudiced, therefore this application is acceptable in this respect.

Conclusion

Subject to conditions requiring materials to match it is considered that the proposal accords with policies set out in the Development Plan and no other material planning considerations outweigh this, therefore the proposed development is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Collette Panther, Assistant Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

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