

BOROUGH OF KETTERING

Committee	Full Planning Committee - 16/01/2018	Item No: 5.2
Report Originator	Gavin Ferries Senior Development Officer	Application No: KET/2017/0790
Wards Affected	Burton Latimer	
Location	The Olde Victoria Restaurant, 39 Bakehouse Lane, Burton Latimer	
Proposal	Full Application: Replacement front door & windows, rear patio seating area, relocation of bin store and associated fencing and retaining wall	
Applicant	Mr M Robinson	

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. This permission relates to the following approved plans;

Drawing Name Existing Proposed Elevations & Plans Drawing Number OV-P-01 A amended plan received 8/12/2017

Drawing Name Proposed Site & Layout Plan Drawing Number OV-P-03-A received 25/10/2017

Drawing Name Fence & Wall Elevations Drawing Number OV-P-04 received 18/10/2017

REASON: In order to define the permission

Officers Report for KET/2017/0790

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

3.0 Information

Relevant Planning History

KET/2011/0329 Smoking shelter to side and raised decking to the front of the public house **REFUSED** 16/08/2011

KET/2008/0237 Retrospective application for Jumbo Umbrella **APPROVED**
27/05/2008

Site Visit

Officer's site inspection was carried out on 19 December 2017.

Site Description

The application site consists of the public house which is located towards the rear of the plot with a front mostly grassed area located between the front and side of the main building and the road (Bakehouse Lane and Spring Gardens).

The site is located within the Burton Latimer Conservation Area but the building itself is not listed.

Proposed Development

The application seeks consent for the replacement of front door and adjacent windows, patio area and fencing (including bin store)

Any Constraints Affecting the Site

Burton Latimer Conservation Area

4.0 Consultation and Customer Impact

Burton Latimer Parish Council: No objection

Environmental Protection: No comment

Neighbours

1 neighbour letter was received raising concerns about noise from the new patio area and the bin store.

5.0 Planning Policy

National Planning Policy Framework

12. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 2 Historic Environment

Policy 7 Community Services and Facilities

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 Conservation Area
3. Impact on residential amenity

1. Principle of development

The proposal relates to minor alterations to the existing building, limited works within the pub garden to provide a hardsurfaced seating area and the provision of fencing (including surrounding bins). The principle of the development is considered to be in accordance with the locational sustainable policies of the North Northamptonshire Joint Core Strategy.

2. Impact on the character and appearance of the Conservation Area

The site is located within the Burton Latimer Conservation Area and therefore it is necessary to consider whether the proposal preserves and/or enhances the character of the Conservation Area.

The proposed works to the building itself are fairly limited consisting of a replacement front door and windows in the projecting front porch area. The works to the building have limited impact on the appearance of the building as the works to the front are replacements within the existing openings and are smaller than the existing adjacent groundfloor uPVC window. It is noted that the upstairs windows on the front of the building are timber sash windows rather than the uPVC at ground floor but these are proposed to be retained. The works are not considered to impact on the character of the building as a public house or have wider impacts on the Conservation Area.

The proposed works to the garden are more notable in terms of the publically visible impacts. The new seating area is proposed to be flagstones with a small set of steps between the two levels. The use of this area for seating does not impact on the character as the character is retained as external area/pub garden.

The proposed new fence (at 1.4m in height) surrounding the bins adjacent to Spring Gardens (described as bin store on the plans) will be publically visible. This is viewed in the context of the garage building and the fencing will hide the bins from public view. Overall it is considered that this element will preserve the character and appearance of the area.

3. Impact on residential amenity

The new seating area is closer to the some of the properties within Spring Gardens (No.28-34) than the existing external seating area, however the fronts of these houses are approximately 18m away and are separated by a road and existing trees and there is a 1.8m high close boarded fence proposed along the boundary of the

new seating area. As such it is considered that the use of this area should not result in increased adverse impact on the residential amenity of these residents compared to the existing situation.

The area shown as bin store on the plans is located between the garage and Spring Gardens. The bins are proposed to be enclosed by a 1.4m high close boarded fence. The bins will be closer to No. 1 & 3 Spring Gardens due to the new location, which may result in slightly more noise being experienced by the nearby residents as a result of their use than the existing. The proposed close boarded fence at 1.4m in height will reduce some of the impact of the noise and it is considered the emptying of the bins into collection lorries would create the most notable noise and this could occur in a similar position with or without the new bin store location. It is also noted that there are no restrictions on the current storage position of the bins and they could be stored there without permission.

It is noted that the objection letter from No.34 raises concerns about the noise from bins but it is considered that it is unlikely to be significant harm from the storage of the bins in this position.

Conclusion

The proposed works are considered to be limited in scope and scale, not adversely impact on the amenity of the nearby residents and would preserve the character and appearance of the building, pub gardens and the Burton Latimer Conservation Area.

Background Papers

Title of Document:

Date:

Contact Officer:

Gavin Ferries, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: