

BOROUGH OF KETTERING

Committee	Full Planning Committee - 05/06/2018	Item No: 5.8
Report Originator	Collette Panther Assistant Development Officer	Application No: KET/2018/0218
Wards Affected	St. Peters	
Location	101 Northampton Road, Kettering	
Proposal	Full Application: Single storey front and rear extension, first floor side extension with garage conversion to habitable room	
Applicant	Ms R Fox	

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 amended plan numbers 17-128-01B and 17-128-02A received by the Local Planning Authority on 08/05/2018.

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

4. No part of the raised platform shall be occupied until the adjoining screening has been erected in accordance with the details shown on the approved plan number 17-128-02A received by the Local Planning Authority on 08/05/2018, the raised platform and screening shall remain in that form in perpetuity.

REASON: In the interests of protecting the privacy to neighbouring properties in the interests of amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2018/0218

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

3.0 Information

Relevant Planning History

KB/52/188 – House – Approved 04/07/1952

KET/1989/0295 – Outline for the erection of a bungalow to the rear – Withdrawn 29/03/1989

KET/1989/0296 – New vehicular access – Approved 23/05/1989

KET/1990/0226 – First floor extension over existing garage – Approved 04/04/1990

Site Visit

Officer's site inspection was carried out on 13/04/2018 and a site inspection at the neighbours property, No. 103 Northampton Road, 01/05/2018.

Site Description

The application site is located on the south-east side of Northampton Road and comprises a substantial size plot, of approximately 890 square meters, which is occupied by a large detached dwelling. Existing additions appear to include a single storey garage attached to the south side and a large flat roof bay with composite windows and door to the rear elevation of the lounge. The site levels vary from north-west to south-east with the land dropping from the road to the bottom of the garden. Between the rear elevation of the dwelling and the bottom of the rear garden, the land levels fall by approximately 1.5 metres.

The area is characterised by large detached dwellings which are set back from the highway and are surrounded by substantial sized plots, thereby presenting an open and spacious feel to the area. Additions, particularly two storey side extensions, have eroded what was once equal spacing between properties.

Proposed Development

This application seeks full planning permission for the following elements of development, to maximum dimensions:

- Single storey rear (involving demolition of the existing single storey rear projections): 11.3m width, 2.6m depth, 2.9m to the eaves and 3.1m to the ridge of the roof lantern
- First floor side: 3m width, 5.4m depth, 5m to the eaves and 7.7m to the ridge of the roof
- Two storey side (small area located to the rear of the first floor side): 1.4m width, 2m depth, 5m to the eaves and 7.7m to the ridge of the roof
- Enclosed porch with hipped roof to replace the existing flat roof canopy and relocation of front door to face the front elevation: 1.25m width, 2.8m depth, 2.8m to the eaves and 3.9m to the ridge of the roof

- Raised platform to rear garden including erection of 1.8m high trellis screening to the south-west side: due to the existing uneven land levels the raised platform will be between 0.4-1.3m from the existing ground level
- Levelling of the land between the front elevation and the relocated front door by 0.3m to provide level access leading up to the front door including a retaining wall up to 0.6m in height which runs parallel with the north-east elevation of the porch
- Conversion of attached single garage to habitable accommodation.

Any Constraints Affecting the Site

Located off an A Road

Located within the Nene Valley Nature Improvement Area

4.0 Consultation and Customer Impact

Neighbours

Comments were received from No. 103 Northampton Road on 20/04/2018, these are summarised in this section and section 7.5, and are addressed in further detail within the relevant remaining parts of section 7:

- first floor extensions on the boundary could affect the definition between individual properties and cause a terracing effect
- the two storey extension so near to my house would deprive the original side windows of light and cause an overbearing effect to the side access
- the side door proposed to the kitchen is not shown on the plans, nor the window to the WC
- in addition to frosted glass the new side window to the en-suite should be fixed and non-openable to prevent overlooking, the same applies to the second window to the en-suite

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

Saved Policies in the Local Plan for Kettering Borough

Policy 35: Housing within Towns

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 character of the area
3. Impact on residential amenity
4. Parking and highway safety
5. Other issues raised by the proposal

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

This application seeks planning permission for various elements of development, detailed in 3. *Proposed Description* to an existing residential property which is located within an established suburban area of Kettering. Furthermore, the site is located within Kettering town boundary, as required by Policy 35 of the Local Plan.

Subject to detailed consideration being given to the impact of the proposed development 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 character of the area

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*.

With respect to the elements of the proposed development which will be visible within the public realm, it is considered that their design and proportions are appropriate for the context of the host dwelling and the wider street scene in which they will sit. More specifically:

- First floor and two storey side extensions

These are positioned in line with the existing front and side elevations, thereby not extending the existing footprint any further towards No. 103, respectively which presents a balanced appearance to the front elevation considered to appropriately complement the host dwelling. In addition, with respect to the roof, the height of the eaves along with the ridge and design match those on the host dwelling, thereby aiding cohesion to the surrounding context. As a result, the scheme is not considered to present a visual appearance which is out of character with the area in terms of its width and proximity to neighbouring properties, the separation distance

between properties within the vicinity has been eroded and distorted over time with the addition of various extensions/outbuildings visible within the street scene. In any case, a separation distance of approximately 1m will remain by virtue of the side access to No. 103 which is located adjacent to the site.

- Front porch and retaining wall

The erection of a porch to the front/side elevation, the subsequent relocation of the front door and the addition of a retaining wall up to 0.6m in height (to retain the level access detailed in the following paragraph), combined, are elements considered to offer an overall improvement to the existing visual appearance of the property. The proposed elements introduce a consistent design which is considered to sit comfortably within the context of the host dwelling. Furthermore, it is recognised that the porch is small in size, slightly exceeding the limitation of Permitted Development, and is considered to be proportionate to the size of the host dwelling.

- Level access

Land levels within the site decline and don't currently provide suitable level access for disabled persons. The increase in land level from the foremost point of the front elevation back to, and including, the porch by 0.3m will provide an entrance suitable for use as a level access. Furthermore, these elements could be undertaken as Permitted Development via the Town and Country (General Permitted Development) (England) Order 2015. In any case, the size of the porch is considered to be proportionate to the size of the host dwelling and its hipped roof will complement and aid cohesion to the proposed extensions and the original dwelling. Relocating the front door is not considered to materially alter the appearance of the dwelling within the public domain and the level access to the front door is of practical and suitable design for the change in land levels experienced at this site.

- Garage conversion

The conversion of the garage will not be discernible from the public realm. The existing 'up and over' garage door will be replaced with 'barn' garage doors, as such this element of the proposed development is considered to sit comfortably within the context of the application dwelling and the wider street scene.

Furthermore, with respect to the elements of development which will not be visible within the public realm it is considered that their design and proportions are also appropriate for their surroundings and will not cause adverse impact to the public realm, more specifically:

- Single storey rear extension and raised platform with associated screening

The single storey rear extension and adjacent raised platform with trellis screening are considered to be relative in size against the proportions of the host dwelling and the overall plot. The design of the extension is simple with a single projection and flat roof with lantern which respects the host dwelling by not detracting from its original form.

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 by reason of noise, vibration smell light or other pollution, loss of light or overlooking.*

The scheme as originally submitted caused neighbour concern with respect to the first floor window proposed to the south-west elevation as well as officer concerns regarding a window and door shown on the ground floor plan which were not shown on the south-west elevation and the loss of privacy to the swimming pool and garden at No. 103 caused by the height of the proposed raised platform. These issues were raised with the agent during the application process. As a result, amended plans were received which restrict the respective window to be obscure glazed and top opening only, show the window and door which were missing to the ground floor of the south-west elevation drawing and include a 1.8m high trellis screening to the south-west side, on top, of the raised platform.

Each element of the proposed development, with respect to neighbouring amenity, will be assessed separately within this section:

- Raised platform and associated screening
The difference in land levels within the rear garden result in a consistent decline of the land. The raised platform will provide a level area for occupants to enjoy and the 1.8m high trellis screening to the south-west side will act as a means of privacy for both the occupants of the application dwelling and the occupants of No. 103. The proposed screening is considered to protect the amenities of No. 103 which has an conservatory style outbuilding housing a swimming pool located approximately 0.4m from the boundary and adjacent to the raised platform.
- First floor and two storey side extensions
The secondary window proposed to the first floor of the south-east elevation serves a bathroom and, due to its position, it is not considered to compromise neighbouring amenity to No. 103. Furthermore, there are existing windows located on the rear elevation of the application dwelling which are south-east facing and are able to overlook the gardens of neighbouring properties. As a result, it is considered that no existing situation will be made unacceptable worse and therefore, this entire element of the proposed development will not cause adverse harm by

means of loss of light, loss of privacy or overbearing development.

The following sections address specific concerns raised by No. 103 with respect to the first floor and two storey side extensions:

- first floor south-west facing window: The proposed window to the first floor of the south-west elevation is offset from the existing window located on the north-east elevation of No. 103, not directly opposite. Furthermore, the first floor window on the side elevation of No. 103 which faces the site is currently a secondary bedroom window which is blocked up. However, due to the close proximity, to protect future amenities of this window the agent has annotated the amended plans to show the proposed window to be obscure glazed and top opening only which will be formally restricted by the imposition of a condition.
- the two storey extension so near to my house would deprive the original side windows of light and cause an overbearing effect to the side access:
- 3 no. windows located on the ground floor north-east elevation to No. 103 have been blocked up with plaster board, painted and incorporated into the kitchen. In addition, 1 no. window serves a WC and is obscure glazed and 1 no. window is a secondary window to one of the lounges. Furthermore, external accesses are not considered to be habitable areas and therefore it is not reasonable for them to be assessed against loss of light. As a result, due to the operation of these windows in their current form and the nature of the external access, it is considered that no harm will be caused to their amenities.
- Single storey rear extension
Is sited some 3m distance from the side elevation of No. 103 with a flat roof, thereby minimising impact and not obstructing light. The structure will project an additional 2.6m from the rear elevation of the host dwelling and the section closest to the boundary with No. 103 could be built under Permitted Development. As a result, it is considered that no adverse harm will be caused to the amenities of No. 103 above any beyond those considered reasonable under Permitted Development.
- Porch, level access, retaining wall and garage conversion
By virtue of the location and size of these proposed elements and their proximity with surrounding properties it is considered that no harm will be caused to neighbouring amenities.

As a result of the above discussion 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. Parking and 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 by the proposal although the single garage will be replaced with habitable accommodation. The existing gravel driveway can accommodate at least 4 no. cars to park clear of the highway. As such the loss of one garage space is not considered to create an unsafe highways situation. As a result, the proposal is considered to be acceptable in this respect.

5. Other issues raised by the proposal

The issues addressed with in this section are outside the remit of the planning function and have been addressed as such.

Any additions should be built entirely within the boundaries of No. 101 Northampton Road and the eaves have no right to overhang: This matter has been addressed through the amended plans which remove the roof/eaves overhang to within the boundary of the application site.

Foundations within 3m of neighbouring properties/buildings would be the subject of the Party Wall Act: This is a civil matter which should be dealt with as such, through a Party Wall Agreement.

If the foundations of the existing garage are not sufficient for a first floor to be added on top, new foundations would be required for the whole length of the extension: This point is something which should be dealt with through the Building Control process.

Conclusion

Subject to conditions requiring materials to match, raised platform screening to the south-west side to remain in perpetuity and the imposition of glazing/opening restrictions to first floor windows on the south-west elevation 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: