

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 31/07/2018</b>	<b>Item No: 5.8</b>
<b>Report Originator</b>	<b>James Wilson Development Officer</b>	<b>Application No: KET/2018/0411</b>
<b>Wards Affected</b>	<b>Desborough St. Giles</b>	
<b>Location</b>	<b>44 Westmorland Drive, Desborough</b>	
<b>Proposal</b>	<b>Full Application: Two storey front with single and two storey rear extensions</b>	
<b>Applicant</b>	<b>Mr &amp; Mrs K Davis</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 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 east and west side elevation of the ground floor extension, the upper storey rear extension and the first floor upper storey front 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/2018/0411

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

### 3.0 Information

#### **Relevant Planning History**

None recent

Historic; KET/1986/0483 – Land off rushton Road - additional dwellings and change of house types , approved 29/08/1986

#### **Site Visit**

Officer's site inspection was carried out on 17/07/2018

#### **Site Description**

The site is located within the designated town boundary of Desborough within an established residential area, built in the 1980's. The immediate vicinity is characterised by large detached dwellings, mainly two storey with a mix of finishes and designs within substantial curtilages .

44 Westmorland is a two-storey detached dwelling house constructed of buff brown bricks with a gable roof of concrete grey tiles. A porch canopy overhangs the centrally positioned main entrance to the dwelling located to the front and, rear windows and doors are of brown PVCu. To the rear is located a detached double garage set back to the side and rear of the house and this is sited within a substantial rear curtilage screened from neighbours by a mixture of 1.8m high close boarded fences and a mature tree and hedge screen on the boundaries

Both neighbouring dwellings at No.42 to the east and No. 46 to the west are two storey dwellings of a similar scale and design to the application site. Whilst No. 42 is positioned broadly parallel with the application dwelling No. 46 is set back by some 3m within the building line and presents a blank elevation directly onto the application site.

#### **Proposed Development**

Planning permission is sought for a rear ground floor and upper storey extensions and an upper storey front extension that will increase the number of bedroom spaces from three to four; extend a bathroom on the upper floor and; increase the kitchen and living area on the ground floor. Details can be summarised as follows:

Extension to the front elevation of the dwelling:

- A first floor centrally positioned gable extension mounted on a pair of timber clad piers above the front entrance to the dwelling. Dimensions to this structure would be 2.8m wide by 1.5m deep with a height to eaves of 5m above ground level and 6.4m to the ridge of the secondary gable roof. External finishes would consist of vertical timber cladding in a neutral finish and a charcoal concrete interlocking roof-tile. A single double casement

brown PVCu window would be fitted to the front elevation that would serve as a bathroom extension

Extensions to the rear of the dwelling.

- A substantial ground floor extension would be positioned onto the main rear elevation of the dwelling some 8.75m in width by 6m deep. Set back from the west side elevation by 1.6m, this part of the proposal would extend some 800mm beyond and abut part of the side elevation of the detached garage block to this property.
- The western side of this extension would be some 5.5m distant from the boundary with No.46. The eastern elevation would occupy a position much closer, at 400mm, to the boundary with No.42. Height to the roof would be 2.7m above ground level and contain a total of eight dome roof lights mounted close to the perimeter of the roof. However, these would be effectively screened from wider view by a 500mm high parapet above roof height. External finishes to this part of the proposal would consist of a facing brick to match existing. No windows would be positioned on the sides of this structure with fenestration consisting of a five panel set of patio doors and a four pane casement facing outward onto the well screened rear garden. Brick soldier course surrounds would define these windows as on the main house.
- A first floor subsidiary gable extension would be centrally positioned on the rear elevation and mounted on the ground floor extension. Dimensions of this upper addition would be 3.9m width by 3.3m deep; 5m high to the eaves with a ridge height of 6.9m above ground level. As with the upper storey front addition, external finishing materials would consists of a natural timber cladding to the walls and a concrete grey tile. A single triple pane casement would face rearward out onto the garden.

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

None

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

**Desborough Town Council:** No observations received

**Highway Authority.** Standing Advice applicable

#### **Neighbours**

Two emails have been received from neighbouring residents. Their objections to the proposal can be summarised on the following grounds:

- At variance with the built density of the surrounding estate and the character and grain of the local street scene;
- Extensions would be visible from other properties, overshadow neighbouring properties and therefore adversely affect the residential amenities of neighbours.

- The rear ground floor extension would be positioned in close proximity to neighbours boundaries.

## **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
4. Parking and highways

### **1. Principle of development**

The rationale for this proposal is to provide for an additional fourth bedroom space and improved bathroom facilities on the upper floor and additional living space on the ground floor. Located within the designated town boundary; the scheme would serve to strengthen the network of settlements within the borough in compliance with Policy 11 of the North Northamptonshire Joint Core Strategy.

Subject to detailed consideration being given to the impact of the extensions, 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. Character and design**

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. In this respect, 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.

Location is within a cul-de-sac of similar 1980s' dwellings, some with substantial front extensions projecting beyond the building line, albeit in the case of No.40 nearby, this is single storey. Elsewhere, nearby in the cul-de-sac, two storey gable

front additions (Nos 73 – 79) are present, intrinsic to the local built design and therefore forming part of the grain of the local street scene. As such, the proposed front addition would be an acceptable visual element in the local street scene that is in keeping with the character of the local built form.

To the rear, a substantial 6m deep rear extension would be erected close to the boundary with no.42 which is positioned 4m from the joint boundary with the site. Though the use of a pitch roof (either mono or double) is now usually preferable for use on extensions, the depth of this extension and its close proximity to the boundary with No.42 would preclude this for practical reasons and, in this case, the use of a parapet roof with roof-lights, would be more practicable in design terms. The ground floor extension would be finished in a brick to match the existing house, and though substantial in its size, this part of the proposal would maintain the character and scale of the host dwelling and not be readily visible from outside of the site.

The 3.3m deep gabled upper storey extension would be centrally positioned to the rear, subsidiary to the main roof line of the dwelling and its neighbours. Located away from the boundaries of the site this proposal would utilize materials and have a physical presence within the setting of the building that would continue to relate in terms of the design and scale of the parent dwelling. Materials used in the construction would match those to be used at the front and the extension. The scale would be subordinate to the host dwelling, with the roof height set lower than the main roof.

Extending beyond the line of the garage has the potential to limit access from the front to the rear curtilage. However, access from front to rear gardens can be maintained by utilizing the side door through the garage.

Westmorland Drive is comprised of large two-storey detached houses with both front and rear extensions now established within the vicinity. As such, 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 requiring 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, loss of light or overlooking.

Given the presence of the 1.8 – 2m high fence and hedge screen on the side boundaries of the property with adjacent dwellings at Nos 42 & 46, the single storey rear extension, 2.8m to parapet height, would be largely screened from view of neighbours.

Though sited adjacent to the rear garden area of No.42 the single storey element of this proposal would not be unduly prominent visually from this property from above the existing fence and hedge screen and this dwelling would have no habitable windows facing directly onto the development. Similarly, No.46 would be positioned

some 4m distant from the proposed and would present a largely blank gable elevation onto the site.

The upper store elements to both the front and the rear would be located in excess of 3m distant from the boundaries of neighbouring properties on either side and have no side facing windows installed. These distances would be sufficient to avoid any overshadowing of neighbouring dwellings.

Fenestration associated with the proposed development would only face forward onto the street in the case of the front upper storey addition or onto the rear garden areas of some 30m in length. No part of this development would have east or west facing side windows that would be orientated onto neighbouring properties and this can be regulated by the provision of a condition removing permitted development rights in this respect if permission were to be approved. With such a condition in place the issue of overlooking of neighbouring properties and be addressed

Overall, the proposal would not have any material impacts upon the residential amenity of neighbours by avoiding overshadowing or overlooking of these properties and, would therefore have no discernible impact upon the amenity of its neighbours. It is therefore considered that the proposed development is 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. Parking and highway safety

The double garage will remain in use and the driveway has the capacity to accommodate a further two cars on the driveway. The proposal would not result in any reduction in the off-street parking spaces available on the site. As such the proposal would still maintain off road parking provision for four vehicles which is in line with current planning policy in respect of a four bedroom dwelling. There are no proposed changes to the access arrangements to the site and therefore there would be no adverse impact upon highway safety.

### **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:

Contact Officer:

James Wilson, Development Officer on 01536 534316

#### **Previous Reports/Minutes**

Ref:

Date: