

BOROUGH OF KETTERING

Committee	Full Planning Committee - 20/11/2018	Item No: 5.11
Report Originator	Natalie Westgate Senior Development Officer	Application No: KET/2018/0768
Wards Affected	Brambleside	
Location	13 Brecon Close, Kettering	
Proposal	Full Application: Single storey front extension	
Applicant	Mr W Curry	

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

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

3. 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 with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. 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 Classes A shall be made in the eastern elevation or roof plane of the building.

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.

5. No demolition, construction, deliveries of plant or materials shall occur outside of the following times: Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2018/0768

3.0 Information

Relevant Planning History

KET/2018/0331: Two storey front extension. Withdrawn

Site Visit

Officer's site inspection was carried out on 17/10/2018.

Site Description

The application site is located to the north of Kettering within the designated town boundary and within an established residential area.

The application site consists of No.13 Brecon Close, sited on the south-eastern end of Brecon Close and north of Cleveland Avenue. The surrounding properties are two storey detached dwellings and consist of a range of designs.

No.13 Brecon Close is a two storey detached dwelling and consists of a detached single storey garage in front of the dwelling.

The front of the site has open access with a tarmac and hardstanding driveway that slightly slopes up towards the garage and dwelling. The access is shared with the neighbouring property, No.12 Brecon Close. There is off road parking for up to two vehicles in the garage and up to two vehicles on the driveway. The front of the site benefits from landscaping fronting onto Cleveland Avenue.

To the rear of the site there is a good sized garden with close boarded fencing surrounding the garden.

Proposed Development

The application seeks planning permission for the erection of a single storey front extension. The extension would bring the front of the dwelling closer to the garage.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Neighbours

There is a comment from a neighbouring property stating that contractor vehicles must not obstruct access to other neighbouring properties.

There is an objection from 1 neighbouring property. The objector is concerned there would be overdevelopment of the building and the proposed roof will be higher than the existing roof and therefore cause loss of light and overbearing impacts to No.19 Larkwood Close. It is recommended that if the application is approved then permitted development rights with respect to insertion of

windows are removed.

5.0 Planning Policy

National Planning Policy Framework

Section 12. Achieving well-designed places

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. Highway safety and Parking

1. Principle of development

The application seeks the erection of a single storey front extension to the main dwellinghouse.

Policy 8 of the North Northamptonshire Joint Core Strategy supports extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and the highway network.

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

The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

2. Character and design

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 surrounding properties are two storey detached dwellings and the dwellings almost use full width of the plots. There is a varied design and types of dwellings within the locality.

The proposed single storey front extension would be set behind the detached garage so would be only partially visible within the streetscenes of Brecon Close and Cleveland Avenue. The dwelling has an existing forward projection on the front elevation. The proposed extension would project forward of this element of the dwelling and would not extend the house further out to the side elevation; the proposed ridge height would be approximately 0.4m higher, the width would be increased by 0.7-2.4m and the depth would be increased by 2.6m. The eaves level would remain in line with the existing eaves level on the front projection. The proposed window size on the extension would be similar size to the window on the side of the exiting front projection on the dwelling. The modest scale of the proposed extension would be subservient to the main dwelling so therefore there would be limited impact on the character and appearance of the streetscene. Materials used in the construction would match with the existing dwelling to ensure it is in keeping with the appearance of the dwelling and streetscene. Materials can be secured by condition.

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

3. Residential amenity

Along with seeking development to respect the character of an area, Policy 8 of the JCS seeks development to prevent harm to residential amenities of neighbouring properties, by reason of overbearing, loss of light or overlooking.

The proposed single storey front extension would have a separation gap of 1m to the neighbouring property, No.19 Larkwood Close and there would be a separation distance between the dwellings of approximately 7.6m. There are no proposed windows on the side of the proposed extension and permitted development is withdrawn for the insertion of windows within the proposed extension to prevent overlooking to the neighbouring properties, No.19 Larkwood Close. The proposed extension would introduce a 2.6m deeper extension to the front of the dwelling and the ridge of the front projection would be increased by approximately 0.4m. Although there would be some additional roof area visible from No.19 Larkwood Close, this would be mitigated with the design of the roof pitch sloping away from the neighbouring property. The close boarded fence would remain adequate boundary treatment between the properties.

Given the neighbouring property, No.12 Brecon Close is already set further back than the application site then the proposed single storey front extension would not be visible to this neighbouring property and therefore there would be limited impact to the level of amenity enjoyed to the occupiers at No.12 Brecon Close.

Given the works are within a residential area and as the access is shared with No.12 Brecon Close there is a condition attached for reasonable working

hours. In light of good relationship with neighbouring properties it is encouraged that the contractors do not block access to No.12 Brecon Close, although this would be a civil matter.

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. Highway safety and parking

Policy 8(b) (ii) of the JCS requires development to make safe and pleasant streets by ensuring a satisfactory means of access and provision for parking, serving and manoeuvring.

The proposed development would create a 5 bedroom property. There is adequate space in the detached garage for up to two vehicles and in front of the site for up to two vehicles so therefore there would be provision for adequate parking spaces within the site.

The scheme would not prejudice highway safety and there would be adequate parking within the site so the proposed development would be in accordance with Policy 8(b) (ii) of the JCS.

Conclusion

Subject to a condition requiring materials to match the main dwellinghouse and withdrawal of permitted development with respect to insertion of windows, the proposal complies with policies in the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Natalie Westgate, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: