

BOROUGH OF KETTERING

Committee	Full Planning Committee - 07/05/2019	Item No: 5.7
Report Originator	Jonathan Pavey-Smith Development Officer	Application No: KET/2019/0205
Wards Affected	Welland	
Location	2 Latymer Close, Braybrooke	
Proposal	Full Application: Single storey rear extension	
Applicant	Mr & Mrs N Chudley	

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 with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2019/0205

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

3.0 Information

Relevant Planning History

KET/2018/0953 - Single storey rear extension. APPROVED dated 08/02/2019

KET/2019/0123, Non Material Amendment, Amendment windows and materials of application KET/2018/0953 APPROVED dated 18/03/2019.

Site Visit

Officer's site inspection was carried out on 12/04/2019

Site Description

The application site consists of No.2 Latymer Close in Braybrooke, which is a single storey detached dwelling on the west of the road. It is constructed of red facing bricks and concrete interlocking roof tiles. There is an area of hard standing immediately to the east of the dwelling, and a short drive leading to an attached single storey garage. To the west of main building is the private amenity space, which is surrounded by hedgerows and close boarded fencing. The existing windows and doors are white UPVC throughout.

The surrounding area has a quiet, rural residential character. The houses are mostly detached, though the design and scale of them differs greatly, as does the age.

Proposed Development

This application seeks permission for single storey side extension and alterations to the existing garage at No.2 Latymer in Braybrooke. There has been a previous application for a single storey extension approved on the 08-02-2019 (KET-2018-0953). The difference between the first proposal and this proposal is the roof is 0.2m higher the same height as the existing roof.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Braybrooke Parish Council - No Reply to Consultation.

Neighbours - Comments have been received from No4 Latymer Close stating that there are concerns regarding the loss of light entering the kitchen diner from the proposed extension. There are also concerns raised on the consultation on the first approved application KET/2018/0953.

5.0 Planning Policy

National Planning Policy Framework

Policy 2: Achieving sustainable development

Policy 4: Decision-making

Policy 5: Delivering a sufficient supply of homes

Policy 12: Achieving well-designed places

North Northamptonshire Joint Core Strategy (JCS):

Policy 1: Presumption in Favour of Sustainable Development

Policy 8: North Northamptonshire Place Shaping Principles

Policy 9: Sustainable Buildings

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. Design and Character
3. Residential Amenity
4. Parking and Highway Safety
5. Other Matters

1. The Principle of Development

The application site is in an established residential area in Braybrooke. This application seeks the erection of a single storey extension to a residential property which is located in an established residential area to the centre of Braybrooke. .

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

Subject to detailed consideration being given to the impact of the extension, 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 development is considered to be acceptable.

2. Design and Character

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 extension projects 3.4m from the original side elevation of the existing dwelling and due to the land level will be higher than Griffin Road to the west. Therefore, by virtue of the location of the proposed development, set in the

garden, the extension will be seen from the public realm along Griffin Road. The extension however, will be the same height than the existing host dwelling and due to the small scale of the extension itself will be subservient to the existing dwelling.

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 and tiles 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. Residential Amenity

Policy 8 of the North Northamptonshire Joint Core Strategy requires new development not to result in an unacceptable impact on the amenities of neighbouring properties.

No4 Latymer Close has stated their concerns regarding the loss of light to their dining room window due to the proposed extension. The orientation of the proposed extension is to the north of the dining room window of No4 Latymer Close. This northern orientation will limit the loss of direct sunlight into the dining room window of No4 Latymer Close. In addition, it must be noted that the extension is single storey and the proposed roof is no higher than the existing dwelling. In terms of the oppressiveness felt from the proposed extension on No4 Latymer Close dining room, the proposal will be no closer than the existing garage, which is closer to the shared boundary. There is approximately 6m separating the extension and No4 Latymer Close side elevation. It is considered that the increase in the extension roof height of 0.2m will not result in significantly more impact on the residential amenity of No4 Latymer Close than the previously approved scheme.

As such, it is considered that there are no significant adverse impacts on the amenities of neighbours either side of the proposal. The submitted scheme complies with policy 8 of the North Northamptonshire Joint Core Strategy which requires new development not to result in an unacceptable impact on the amenities of neighbouring properties.

4. Parking and Highway Safety

Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

The proposed extension is to the rear of the property and will not impact on the existing parking arrangements at the site.

5. Other matters

No4 Laytmer Close were consulted on the 03-01-2019 regarding the approved application KET/2018/0953. No comments were received from this property regarding this first proposal.

Conclusion

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:

Jonathan Pavey-Smith, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: