

BOROUGH OF KETTERING

Committee	Full Planning Committee - 04/06/2019	Item No: 5.10
Report Originator	Louisa Johnson Development Officer	Application No: KET/2019/0225
Wards Affected	Queen Eleanor and Buccleuch	
Location	27 Cranford Road, Grafton Underwood	
Proposal	Full Application: Part two storey part single storey side extension	
Applicant	Mr M Hillery	

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. No development above building slab level shall commence on site until details of the types and colours of all external facing, roofing materials and joinery / window details to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed of natural stone only. The development shall not be carried out other than in accordance with the approved details.

REASON: Details of materials are necessary in the interests of the visual amenities of the Conservation Area in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

4. The window in the north roof slope (facing The Laurels) shall be glazed with obscured glass and any portion of the window that is within 1.7m of the floor of the room where the window is installed shall be non openable. The window shall thereafter be maintained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. 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 or C shall be made in the north 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.

6. 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 or C shall be made in the first floor east 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.

Officers Report for KET/2019/0225

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

3.0 Information

Relevant Planning History

KET/2019/0004 - Two storey side extension – Refused 18/03/2019
The application was refused on the grounds that by reason of its mass, height, siting and design would result in an overbearing addition which would have a harmful impact on the amenity of neighbours due to overshadowing and loss of light.

Site Visit

Officer's site inspection was carried out on 18th January 2019 and 18th April 2019.

Site Description

The application site is a semi-detached property stone cottage located within the Grafton Underwood Conservation Area. The property is set well back and perpendicular to the road.

Proposed Development

The application is for a part two storey part single storey side extension.

Any Constraints Affecting the Site

Grafton Underwood Conservation Area.

4.0 Consultation and Customer Impact

Neighbours

Two letters of objection have been received, the following points were raised:

- The red line shown on the location plan is incorrect and shows land that is not in the ownership of the applicant.
- The proposal is a large, oppressive overdevelopment of a small cottage in the conservation area.
- The proposal would be contrary to sections 7.4, 14.4, 14.5 and 11.7.1 of the Grafton Underwood Conservation Appraisal.
- The proposed extension would sit on the boundary with The Laurels and would cast shade onto the garden of this property. The proposal would also result in a loss of direct sunlight to both the house and garden. The reduction in height of one section does not overcome this issue.
- The footings may interfere with the boundary wall and a tree in the garden of The Laurels.

- Part of the extension is to be constructed of red brick which is not in keeping with other residential buildings and so stone would be more consistent and appropriate.

5.0 Planning Policy

Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (NPPF) 2018:

Policy 2: Achieving a sustainable development

Policy 12: Achieving well-designed places

Policy 16: Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 1: Presumption in favour of Sustainable Development

Policy 2: Historic Environment

Policy 8: North Northamptonshire Place Shaping Principles

Grafton Underwood Conservation Area Appraisal March 2007

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 area
3. Residential amenity

1. Principle of Development

The application seeks the erection of a part two storey part single storey side extension.

Policy 8 of the adopted NNJCS (July 2016) seeks a high standard of design which respects and enhances the character and visual amenity of the surrounding area. 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.

Subject to detailed consideration of the impact of the extension, having an acceptable impact on the character and appearance of the area and residential amenity the development is considered acceptable in principle.

2. Impact on the character and appearance of the area

The site is located on Cranford Road Grafton Underwood, in a predominately residential area and is located within the Conservation Area. Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas.

The proposal involves the demolition of an existing single storey side extension and has been amended from the previous scheme refused under KET/2019/0004. The previous scheme was for an 'L' shaped two storey extension measuring 5m wide, the current scheme has the same footprint but the two storey element has been reduced from 5m wide to 3m wide.

The proposed extension would be an 'L' shape and would measure approximately 5m wide and 4.9m deep (at the widest points), the two storey element would be approximately 3m wide, 4.9m deep and 6.8m in height and the single storey element would be approximately 2m wide, 3.3m deep and 4m in height. The proposed extension would be constructed of part stone and part red brick.

Objections have been received on the grounds that the proposed extension would be too large and would be an oppressive overdevelopment which is not overcome by the reduction in height of part of the extension; and that the proposed red brick would be out of keeping with the character of the area.

The two storey element has been reduced in width to 3m which is less than half the width of the existing house (6.8m wide), given this reduction in the two storey element it is considered that the proposal would not be unduly oppressive and would not form an overdevelopment of the site.

The proposal includes red brick to part of the rear elevation and the side elevation. The front elevation and remainder of the rear elevation would be constructed in stone. It is acknowledged that the vast majority of buildings within the village are constructed in stone (at least those parts visible from the public realm).

The existing extension is constructed of buff brick but is not characteristic of the surrounding area or wider village. Red brick appears to be largely confined to outbuildings.

As such a condition is recommended that restricts the construction to natural stone only and requires the submission of details and samples of materials, this will ensure that the building is constructed of appropriate materials.

Objections have also been received on the ground that the proposals would be contrary to sections 7.4, 14.4, 14.5 and 11.7.1 of the Grafton Underwood Conservation Appraisal. Section 7.4 describes how dwellings are grouped within the village; section 11.7.1 discusses how alterations to historic buildings can significantly affect the presentation of a conservation area. Section 14.4 sets out the value of historic buildings in the village and states that proposals for alterations to buildings which adversely affect their character and appearance of the conservation area will be resisted. Section 14.5 states that the Council will require historical documentary research to be carried out in support of proposals for significant alteration or demolition within the conservation area.

The host dwelling is perpendicular to and set back from the street by approximately 11.6m at the closest point and the property is not particularly visible from the public realm. The proposed extension would be approximately 18.8m from the street and as it does not extend beyond the existing front or rear elevations it would be screened by the existing house.

Whilst it is acknowledged that the proposed extension would form a substantial alteration to this historic building, it is considered that the extension would be in keeping with the character of the host building and due to the significant set back from the street would not be visible from the street. Therefore it is considered that the proposed extension would not be detrimental to the character of the host building or the conservation area.

Overall the proposal will have an acceptable impact on character and appearance of the host property and its surroundings and will preserve the Conservation Area. The application is considered to accord with the relevant parts of Policies 12 and 16 (NPPF) and Policies 2 and 8 (NNJCS) and Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Residential Amenity

Policy 8 of the NNJCS requires that development does not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking.

The site shares a boundary with The Laurels Cranford Road; the proposed extension would be located on the boundary with this property.

A number of concerns were raised regarding the impact of the proposal on The Laurels as follows – the proposal would be oppressive and would result in a loss of light / shadowing to the property and garden at The Laurels. The proposed roof light in the elevation facing The Laurels would result in a loss of privacy. The footings may interfere with the boundary wall and a tree in the garden of The Laurels and there are no

indications of where pipework would run and if this is on the north elevation it would mar the appearance of this wall. The objection also raised concerns regarding the accuracy of the red line plan, stating that it includes land in the ownership of The Laurels.

The proposed extension would be located on the boundary with The Laurels, due to the 'L' shape of the extension the two storey element on the boundary would be approximately 3m wide, the other single storey element would be 2m wide and would be set off the boundary by 1.6m.

Given the reduced width of the two storey element from 5m to 3m wide, the set back of part of the extension and the distance between the proposal and the house at The Laurels, it is considered that the revised scheme has reduced the impacts on The Laurels so that it is not at an unacceptable level. Therefore it is considered that the revised scheme would not be unduly overbearing to The Laurels.

The proposed extension would be south of The Laurels. Therefore it is considered that the proposed extension would cast some shadow over the side garden of The Laurels during the middle of the day, however this has been reduced by the reduction in height of part of the extension. The house at the Laurels is approximately 6.4m from the boundary and it is considered that this separation distance is sufficient to ensure that the proposed extension would not result in significant shadowing or loss of light to the side elevation of The Laurels.

The proposed roof light in the roof slope facing The Laurels would serve a bedroom, however it is not the principle window to this room and therefore could be obscure glazed and fixed shut below 1.7m above floor level; therefore subject to an appropriate condition it is considered that the proposed roof light would not have a detrimental impact on The Laurels. In addition it is considered that it would be appropriate to attach a condition preventing the insertion of any further windows or roof lights in the rear elevation of the proposed extension due to its location on / adjacent to the boundary, to ensure that the privacy of occupants of The Laurels is not adversely affected.

Concerns were raised regarding the footings affecting the boundary wall and trees in the garden of The Laurels, however this is considered to be a civil matter between the owners of the two properties. Whilst concerns were raised regarding the lack of pipework, this is not required as part of the application and it is considered that there is ample space to allow guttering / drainage pipes from the bathroom to be accommodated on land belonging to the site. It is considered that these types of pipework would not be unduly harmful to the character of the conservation area or the host building.

In regard to the accuracy of the red line on the location and block plans; while a plan provided by the owner of The Laurels appears to show some land within the red line is in the ownership of The Laurels, the title

deeds obtained from the Land Registry for both the site and The Laurels appear to show that the land within the red line belongs to the applicant. It is not for the council to make decisions over boundary disputes and as we have no clear evidence that the red line is incorrect, it is considered that we must accept the location plan provided by the applicant.

Therefore it is considered that subject to conditions regarding obscure glazing the roof light and preventing the insertion of any further windows or openings in the north elevation, the proposal would not have a detrimental impact on The Laurels.

The site shares a boundary with 26 Cranford Road, which is attached to no. 27 (the host property). The proposed extension would be on the other side of the property screened by the existing house at no. 27 and so would not be visible from no. 26. Therefore it is considered that the proposal would not be detrimental to the amenity of 26 Cranford Road.

The site shares a boundary with 28 Cranford Road and Measures Lodge; the proposed extension would be approximately 2.4m from the boundary with no. 28 and 9m from the house at no. 28. The proposed extension would be approximately 4.4m from the boundary with Measures Lodge and 8.8m from the buildings at Measures Lodge. The east side elevation facing these properties would contain a patio door at ground floor level and the first floor would be blank. Due to the proximity of the proposal to the boundary with the garden of 28 Cranford Road it is considered that a condition preventing the insertion of any windows at first floor level in the east elevation would be appropriate to protect the privacy of no. 28. Subject to the above condition and given these separation distance it is considered that the proposal would not have a detrimental impact on 28 Cranford Road and Measures Lodge.

Therefore it is considered that there will be no unacceptable impact on the amenity of neighbouring residents, subject to appropriate conditions, through this proposal in accordance with policy 8 of the NNJCS.

Conclusion

The proposal is acceptable in principle and in terms of its impact on the character and appearance of the area and residential amenity. Subject to conditions the proposed development is acceptable and recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Louisa Johnson, Development Officer on 01536 534316

