

BOROUGH OF KETTERING

Committee	Full Planning Committee - 02/07/2019	Item No: 5.2
Report Originator	Jonathan Pavey-Smith Development Officer	Application No: KET/2019/0124
Wards Affected	Welland	
Location	The Paddocks, Rushton Road, Pipewell	
Proposal	Full Application: Single storey extension to east elevation	
Applicant	Mr Nelson	

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

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. Any external walls constructed shall not be laid, coursed or pointed other than in accordance with a sample panel (measuring at least 1x1m) which shall have been approved in writing by the Local Planning Authority prior to the commencement of construction of any such external walls. As approved, the sample panel shall be retained on site and kept available for re-inspection throughout the construction period. All works of repair, restoration and replacement shall exactly match the original features, unless otherwise approved in writing by the Local Planning Authority.

REASON: To protect the architectural and historic interest of the building in accordance with Policy 2 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 building, structure or other alteration permitted by Classes A, B, C, D, E and G of Part 1 of Schedule 2, or Classes A and B of Part 2 of Schedule 2 of the Order shall be made on the application site.

REASON: To ensure the retention of a satisfactory form of development in accordance with the approved plans and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2019/0124

3.0 Information

Relevant Planning History

KET/2007/0589, CLR, Conversion of barns into 2no. dwellings
KET/2017/0089 – Single storey extension to east elevation and boundary wall.

Site Visit

Officer's site inspection was carried out on 22/03/2017.

Site Description

The Paddocks is a converted barn at White Lodge Farm, about 750 metres south west of Pipewell along the Pipewell to Rushton road. White Lodge Farmhouse and the two converted barns (known as "The Old Stables" and "The Paddocks") are located in open countryside surrounded by farmland with no other residential properties nearby.

In May 2008, planning permission reference KET/2007/0589 was granted for the conversion of the barns at White Lodge Farm into two dwellings, with extensions and alterations to suit, new and altered windows and door openings. This permission is subject to a planning condition removing various permitted development rights for development within the curtilage of a dwellinghouse and for minor operations granted under the Town and Country Planning (General Permitted Development) Order 1995.

The two converted barns consist of a shared two storey building in east-west orientation flanked by two single storey side wings in north-south orientation. The buildings are arranged along the northern, western and eastern side of an open space which is shared between the two properties. The western part of the main building and associated side wing is known as The Old Stables, whereas the eastern part and associated side wing is referred to as The Paddocks. White Lodge Farmhouse is located directly to the south.

External materials of the converted barns comprise stone walls, timber doors and window frames and slate roof tiles.

The main vehicle access is on the south side of the three properties, from a single track rural road which joins the Pipewell to Rushton road. The two converted barns share one access while the farmhouse has a separate access about 30 metres to the east.

In addition, an access track leads from the application property east towards the Pipewell to Rushton road, where it is enclosed by an agricultural five-bar gate. A wooden post and rail fence runs along the southern side of the track, separating it from a piece of land to the south which forms part of the landholding associated with White Lodge Farmhouse. The land on the north

side of the access track is shown on the application drawings to be in the control of the applicant.

Proposed Development

It is proposed to construct a single storey extension on the eastern elevation of the application property measuring 6 metres wide by 7 metres long, a height to the eaves of 2.7 metres (the same height as the existing single storey part of the main building) and a hipped roof with a ridge height of 4 metres. The extension would be finished in stone walls and slate roof tiles, with one window on the northern side and a stable-type timber door flanked by two windows on the eastern elevation of the proposed extension. All materials would match those on the existing building.

Any Constraints Affecting the Site

None.

4.0 Consultation and Customer Impact

Rushton Parish Council: Rushton have no objection to the planning application. However, concerns have been raised regarding the number of planning applications some of which are retrospective. The Parish find it strange that the south facing elevation of the proposed extension only has roof lights. Is something else planned for the area immediately adjacent to the blank wall of the proposed

Neighbours: Concerns have been raised regarding the proposals impact on the Heritage of the site especially given the fact that the complex was restricted with permitted development rights removed. There are also concerns regarding the density of the development with the extension and the size and scale of the proposal. In addition the materials and the overlooking incurred from the rear windows are also concerns of the neighbour.

5.0 Planning Policy

National Planning Policy Framework

The NPPF sets out (at paragraph 17) a set of core land-use planning principles which should underpin both plan-making and decision-taking. These include the principle that planning should seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Section 7 *Requiring good design* states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 1 – *Presumption in favour of Sustainable Development*

Policy 8 – *North Northamptonshire Place Shaping Principles*
Policy 11 – *The Network of Urban and Rural Areas*

Saved Policies in the Local Plan for Kettering Borough

Saved Policy 7 – *Protection of the Open Countryside*

Saved Policy RA4 – *Housing in Restraint and Scattered Villages*

6.0 Financial/Resource Implications

None.

7.0 Planning Considerations

The key issues for consideration in this application are:

1. Principle of Development
2. Location in the Countryside
3. Design and Visual Appearance and Residential Amenity
4. Other Impacts

1. Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Kettering Borough currently comprises the adopted North Northamptonshire Joint Core Strategy and saved policies of the Kettering Borough Local Plan 1995.

The core planning principles which should underpin plan-making and decision-taking are listed in paragraph 17 of the NPPF and include seeking a high quality of design and a good standard of amenity for all existing and future occupants of land and buildings.

As there is an existing residential property on site, the principle of development is considered acceptable subject to the consideration of the following site-specific matters:

2. Location in the Countryside

The application site is in the open countryside to the southwest of Pipewell, which is defined by Saved Policy RA4 of the Local Plan for Kettering Borough as a Scattered Village. Scattered villages are small hamlets or groups of dwellings regarded as scattered development in the open countryside, which means there is no defined village boundary. As such, Pipewell is in the open countryside, where planning permission would not normally be granted except for a proposal which is appropriate to the form, character and setting of the existing village.

Extensions and alterations to existing dwellinghouses in the open countryside can be permitted but are required to reflect the character of the existing development on site, be small or proportionate in scale and not be

too demonstrative in their detailing, especially where they have some visibility in the public realm.

Saved Policy 7 of the Local Plan for Kettering Borough restricts new development in the open countryside. As the proposal is for an extension to an existing dwellinghouse and is of a scale which is considered appropriate in the countryside, it is considered to be in accordance with Saved Policy RA4 and Saved Policy 7.

3. Design and Visual Appearance and Residential Amenity

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 length of the extension; and that the materials proposal would be out of keeping with the character of the area.

The length of the extension has been reduced in length by 3m given this reduction in the length it is considered that the proposal would not be unduly oppressive and would not form an overdevelopment of the site. It is considered that the proposed extension comprises a balanced and sympathetic addition to part of the farm complex. Whilst it is acknowledged that the proposed extension would form an important alteration to this barn complex, it is considered that the scale would be in keeping with the character of the host building and the surrounding properties due to the reduced length and control of the materials used in the extension. When viewed from the rear garden of Paddocks and the Old Stables the additional length of the extension to the Paddocks results in a balanced rear elevation with the single storey element of the Old Stables to the western side of the site.

It should also be noted that the permitted development will still be restricted on the site to control any future development.

The extension is proposed to be constructed in natural stone and brick. To control the aesthetic of the proposal a condition is recommended that restricts the construction to natural stone and brick and requires the submission of details and samples of materials, this will ensure that the building is constructed of appropriate materials to match the existing farm complex.

Residential Amenity

Policy 12 (Paragraph 127) of the NPPF states that development must secure a good standard of amenity for all existing and future occupants of land and buildings. Policy 8 (e) of the JCS is clear that development must not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light, overbearing or overlooking.

The proposal relates to a single storey extension which respect the design and materials of the original building. The nearest residential occupiers are The Old Stables to the west of the application site and White Lodge

Farmhouse directly to the south. The proposed extension would be on the eastern elevation of the application property and therefore would not be visible from The Old Stables. Established intervening vegetation would partially screen the view of the proposed wall and extension from White Lodge Farmhouse. In addition, as the extension is single storey, overlooking and loss of privacy is given little weight

The application property is set at a considerable distance from the public highway to the east of the site and the proposed extension would not be unduly prominent when viewed from this direction and would not result in an unacceptable impact on the amenities of nearby properties.

4. Other Impacts

In regard to the accuracy of the red line on the location and block plans; a plan provided by the owner of The Paddocks, shows the same red line position as the most recent approved application KET/2017/0089. However, 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.

It should be noted to the applicant that any encroachment of residential curtilage into open countryside requires planning consent.

Conclusion

The proposal is located in the countryside, where new development is restricted; however, the proposal relates to a minor extension of an established property and therefore is considered to be in compliance with Saved Policies RA4 and 7 of the Kettering Borough Local Plan. The design of the proposed extension and wall would respect the appearance of the original building and matching materials would be used in their construction. Consequently the proposal would not result in an unacceptable visual impact in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2011–2031 and the NPPF.

For these reasons it is recommended that planning permission be granted subject to conditions requiring adherence with the approved plans and the materials to be used in the construction of the extension match those of the existing building.

Background Papers

Title of Document:

Date:

Contact Officer:

Jonathan Pavey-Smith, Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date: