

BOROUGH OF KETTERING

Committee	Full Planning Committee - 02/07/2019	Item No: 5.7
Report Originator	Jonathan Pavey-Smith Development Officer	Application No: KET/2019/0230
Wards Affected	Brambleside	
Location	12 Weaver Close, Kettering	
Proposal	Full Application: Two storey side extension	
Applicant	Mr N Wills	

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.

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 Classes A or C shall be made in the south 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.

Officers Report for KET/2019/0230

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

3.0 Information

Relevant Planning History

None.

Site Visit

Officer's site inspection was carried out on 14/05/2019.

Site Description

The application site is located at the northeast end of Kettering in an established housing estate known as Brambleside, built in the late 1960s.

The application property is a detached two-storey red/brown brick dwellinghouse with a concrete tile gable roof, with the ridge orientated east to west. The front elevation faces southwest and has an attached converted garage to the side. All windows and doors have been replaced with white PVCu and the fenestration at both ground and first floor level has a generally horizontal emphasis.

No13 Weaver Close is situated to the end of the cul-de-sac. Surrounding properties form part of the same development and are of the same style and design.

Proposed Development

The proposal is for the following first floor extension eastern (side) elevation.

Any Constraints Affecting the Site

None.

4.0 Consultation and Customer Impact

Neighbours

Comments have been received from No13 Weaver Close stating that there are concerns regarding the loss of light and overshadowing, loss of privacy, questions regarding the adequacy of parking as one space would be lost. The neighbour has also raised concerns regarding the noise and disturbance resulting from the layout and density of the building.

5.0 Planning Policy

National Planning Policy Framework

Policy 4. Promoting sustainable transport

Policy 6. Delivering a wide choice of high quality homes

Policy 7. Requiring good design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1. Strengthening the Network of Settlements

Policy 9. Distribution & Location of Development

Policy 10. Distribution of Housing

Policy 13. General Sustainable Development Principles

Local Plan for Kettering Borough

35. Housing: Within Towns

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. The Principle of Development
2. Character and Appearance
3. Residential Amenity
4. Parking and Highway Safety

1. The Principle of Development

The application site is in an established residential area to the northeast of Kettering Town Centre. Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and parking and highway safety.

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

2. Character and Appearance

Policy 13(h) of the North Northamptonshire Core Spatial Strategy requires new development to reflect, respect and enhance the character of its surroundings.

The first floor front extension above the converted garage will be visible in the public highway in Weaver Close. The proposals have been designed to reflect the roof pitch, proportions and fenestration of the existing dwellinghouse and provided the materials match those on the existing dwellinghouse, they will reflect the character and appearance of the existing dwellinghouse and not have an adverse impact on the surrounding development and the wider street scene. The first floor extension will finish slightly back from the front elevation of the existing property. The proposed extension is seen as slightly subservient to the existing dwelling.

3. Residential Amenity

Policy 13(l) of the North Northamptonshire Core Spatial Strategy requires new development not to result in an unacceptable impact on the amenities of neighbouring properties.

Consideration is given to the impact on No13 Weaver Close regarding the loss of light and overshadowing to their rear ground floor windows due to the proposed extension. The proposed extension is to the side of the host dwelling above the converted garage. The orientation of the proposed extension is to the north west of the rear dining room window of No13 Weaver Close. This northern orientation will limit the loss of direct sunlight into the dining room window of No13 Weaver Close. In terms of any concerns about oppressiveness from the proposed extension on No13 Weaver Close's dining room/kitchen and rear garden, whilst the first floor element of the proposal will move closer to the shared boundary, it will not come closer than the existing converted garage and will be no closer to No13 Weaver Close than it is presently. There is 2m separating the extension from No13 Weaver Close side elevation.

In terms of overlooking there are no windows proposed in the side elevation of the extension facing No13 Weaver Close. However, permitted development rights for any future openings along the gable have been removed by condition. The additional bedroom window facing the rear garden will not cause any additional overlooking from what is the current bedroom windows of No12 Weaver Close.

As the proposal is ancillary to the existing dwelling, issues of noise and disturbance from the proposal are not planning concerns.

As such, it is considered that there are no significant adverse impacts on the amenities of neighbours either side of the proposals and the submitted scheme complies with policy 13(l) of the North Northamptonshire Core Spatial 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) of the JCS states that new development should not have an adverse impact on the highway network or prejudice highway safety.

Concerns have been raised regarding car parking on the site. No12 Weaver Close includes off-street parking for two vehicles which is considered acceptable for a dwelling of this size. The additional bedroom is not expected to lead to any overriding concerns about loss to off street parking.

Conclusion

The proposals comply with policies in the Development Plan and are recommended for approval.

Background Papers

Title of Document:

Previous Reports/Minutes

Ref:

Date:

Contact Officer:

Date:

Jonathan Pavey-Smith, Development Officer on 01536
534316