

BOROUGH OF KETTERING

Committee	Full Planning Committee - 02/07/2019	Item No: 5.8
Report Originator	Alan Chapman Development Officer	Application No: KET/2019/0244
Wards Affected	Welland	
Location	11 Newland Street, Braybrooke	
Proposal	Full Application: Single storey rear extension, side porch and revision to front porch. Loft conversion with conservation style roof-lights to front and rear. Amendments to existing dormers, bay and rear windows. Alterations to garage and front wall	
Applicant	Mr & Mrs Sutton	

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. Notwithstanding the approved Drawing No. 3197-02 Revision K received 28th May 2019 by the Local Planning Authority, the windows at first floor level in the rear elevation shall be of a design where only the top half of the window is openable, and thereafter retained as such.

REASON: To protect the privacy and amenities of the neighbouring residential occupiers in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. No works shall take place on site until full details (including samples) of all windows, doors, roof-lights, timber finishes, railings and roof tiles have been submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the character and appearance of the Conservation Area in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

4. The roof lights in the front and rear roof slopes, as shown on Drawing No. 3197-02 Revision K received 28th May 2019 by the Local Planning Authority, shall be a conservation type and shall be designed and installed to be flush with the existing roof plane and thereafter retained in this form.

REASON: To protect the character and appearance of the Conservation Area in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2019/0244

3.0 Information

Relevant Planning History

KET/1982/0082 REFUSED 07-04-82 Erection of five detached dwelling houses with garages

KET/1982/0377 REFUSED 13-10-82 Erection of three detached dwelling houses with garages

KET/1985/0534 APPROVED 18-09-85 Residential development

KET/1986/0757 APPROVED 15-10-86 Demolition of redundant farm buildings

KET/1987/0097 APPROVED 27-03-87 Residential development

KET/2009/0043 NOOBJECTION 06-03-09 T1 - dismantle and fell

Site Visit

Officer's site inspection was carried out on 25/04/2019

Site Description

The application site is located on the east side of Newland Street on the outer western edge of the village. To the west of the site lies open countryside and to the east lies an identified area of Historically and Visually Important Open Space. The River Jordan flows past the property's rear garden. Ground levels fall away from the back of the house towards the river. The property is a two-storey dwellinghouse constructed in the 1980s as the middle property of a set of 5 where they have a common external aesthetic appearance.

The application site and the whole row of dwellings along this eastern side of the street are within the Braybrooke Conservation Area which extends eastwards to include the entire HVI.

Proposed Development

Background

In light of officer recommendations and objection comments from the Parish Council and a neighbour, the applicant was invited to amend the proposal.

The amendments to the proposal are:

- Amending front and rear roof dormers to four roof-lights
- Omitting all external rendering and cladding from the proposal
- Omitting access gates from the proposal
- Inclusion of a Juliet balcony balustrading across proposed first floor full length windows in rear elevation

In light of the above amendments the description of the proposal was amended and a full re-consultation/notification exercise was performed prior to the writing of this report.

Amended Proposal

Planning permission is being sought for the following works:

- Conversion of loft space into habitable bedroom space
- Insertion of two roof lights in front roof slope and two roof lights in rear roof slope
- Predominately glazed single storey rear extension to replace existing Upvc conservatory
- Replacement of all windows with plain oak timber effect windows (a colour change of white to light brown)
- Remove central pillar/replace double garage doors with a single double width door
- Brick-up window in front (highway facing) wall of garage
- Existing front driveway wall replaced with low brick plinth wall with railings on top and 3 new brick piers to frame pedestrian and vehicle access points
- Replace front porch with an enlarged gable fronted porch
- Construction of small gable-fronted open porch to the side
- Replacing the most southerly first floor window in rear elevation with full length window with restraining Juliet balcony balustrade
- New flue to rear

Any Constraints Affecting the Site

Within Braybrooke Conservation Area

Adjacent to a Historically and Visually Important Open Space (HVI)

4.0 Consultation and Customer Impact

Braybrooke Parish Council

Original proposal

Objection. Cited reasons:

- Character – cladding and rendering would be discordant to the area
- Character – proposed gate would create urbanising effect in a rural location
- Gates would open out onto a highway
- Loss of privacy to neighbours byway of first floor French doors with access onto proposed flat roof – overlooking
- As property located in conservation area then this emphasises the objections above

Amended proposal

After full discussion, at Parish Meeting, councillors agreed unanimously that the amendments met all their concerns and they had NO objection to the amended application.

Neighbours

Original proposal

1 x objection from 5 Newland Street. Cited reasons:

- Proposed gates out of character for rural location
- Proposed external cladding and rendering out of character with neighbouring properties
- Visual impact upon conservation area and HVI
- Loss of privacy to neighbours byway of first floor French doors with access onto proposed flat roof – overlooking

Amended proposal

No representations received.

5.0 Planning Policy

National Planning Policy Framework (NPPF) (2019)

Policy 1: Introduction

Policy 2: Achieving sustainable development

Policy 4: Decision-making

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

Policy 11: The Network of Urban and Rural Areas

Saved Policies in the Local Plan for Kettering Borough

RA3. Rural Area: Restricted Infill Villages

Emerging Policies (Local Development Framework)

Site Specific Part 2 Local Plan

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 Impact on Braybrooke Conservation Area

3. Residential Amenity

1. Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the Development Plan, unless material planning considerations indicate otherwise. Policy 1 (Paragraph 2) of the National Planning Policy Framework (NPPF) reiterates this.

Policy 12 (paragraph 127) of the NPPF is supportive of small scale development in established residential areas, provided that the development results in a 'high quality of design and a good standard of amenity'.

North Northamptonshire Joint Core Strategy (CSS) Policy 8 supports householder development subject to a number of sustainable development criteria. Parts (d) and (e) requires that development has a good standard of design, respects and enhances the character of its surroundings, does not result in an adverse impact upon neighbouring properties or in unacceptable impacts on the highway network.

The site is located within the settlement boundary of Braybrooke as defined by the Local Plan for Kettering Borough. The principle of development is therefore acceptable, subject to the following planning considerations.

2. Design and Impact on Braybrooke Conservation Area

The proposal is fully located within the designated Braybrooke Conservation Area (CA) where the CA boundary hugs the property's front and rear curtilage boundaries, as such there is a statutory requirement under Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 that when determining an application, regard must be made to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

Good design, character and appearance of proposals are promoted by Paragraph 127 of the National Planning Policy Framework (NPPF). Policy 16 'Conserving and enhancing the historic environment' of the NPPF outlines considerations in relation to the historic environment. It requires new development to sustain and enhance the significance of heritage assets, requiring any harm to the significance of heritage assets to be weighed against the public benefits of the proposal.

Policy 2 of the North Northamptonshire Joint Core Strategy (JCS) seeks that development will protect and, where appropriate enhance the historic environment; the heritage significance and setting of an asset(s); complement their surrounding historic environment; protect and, where possible, enhance key views and vistas of heritage assets. Proposals should demonstrate an appreciation and understanding of the impact of development on heritage assets and their setting in order to minimise harm.

Policy 8(d) of the North Northamptonshire Joint Core Strategy requires that development is of a high quality of design, responding to the site's immediate and wider context and local character; and to the local topography and the overall form, character and landscape setting of the settlement

The principle objections to the proposal concerned the proposed external cladding/rendering, installation gates across the driveway and possibility of privacy being affected from use of a first floor flat roof to the rear of the property where access could be through a set of full length window/door. Through protracted negotiations the proposal was amended to remove the above features and the Parish Council subsequently removed their objection, however, the objecting neighbour has not removed their objection in light of the reasons for their objection now having been omitted from the scheme.

As described above the property is a two-storey dwellinghouse constructed in the 1980s as the middle property of a set of 5 where they have a common external aesthetic appearance. To the west of the site lies open countryside and to the east lies an identified area of Historically and Visually Important Open Space (HVI). The River Jordan flows past the property's rear garden. Ground levels fall away from the back of the house towards the river. The application site and the whole row of dwellings along this eastern side of the street are within the Braybrooke Conservation Area which extends eastwards to include the entire HVI.

The frontages of the above properties are characterised by their relative openness and lack of enclosing front gates, giving the street a rural feel bearing in mind its proximity to open countryside. With particular regard to the row of 5 dwellings, they area also characterised by their common choice of external materials, bare brick faces and no dormers in front roof slopes. The revised scheme would retain an open front driveway by the use of railings and the provision of no gates. The main other alteration proposed is an oak timber gable fronted open front porch. Whilst the proposed front porch replaces a smaller single pitched porch it is considered to be in character with the wider area as the front of the property has a two storey gabled part frontage and the neighbouring property to the south also has a similar part timber gabled front porch.

In addition to the above works the white UPVC window frames are proposed to be replaced with oak coloured UPVC or oak frames. Within the applicant's submission reference is made of other examples of properties within the conservation area that have different coloured window frames. The modest nature of the changes, and extent of alteration to the front being limited, it is considered that would be acceptable in the setting of the conservation area.

The other main alteration to the property would be the demolition of the white plastic conservatory to the rear and its replacement with a smaller

footprint fully glazed flat roofed room then also a small rear extension in glass with a glass pitched roof. Above the new flat roof a set of Juliet windows with balustrade is proposed.

Views onto the rear of the property are possible from within the HVI and from Griffin Road to the east. It is considered that the new glazed extensions to the rear would be less visually instructive than the existing white plastic conservatory because the flatter and straight surfaces of the extensions would be less prominent and blend into the host building in a more sympathetic manner.

The proposed roof lights are to be conditioned such that they will be a conservation type and fitted flush to the plane of the roof.

Subject to the imposition of conditions to control the choice of materials, the proposed works are considered to be in keeping with the external form and appearance of the dwelling, the character of the Conservation Area and wider street scene. As a result the proposal accords with Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 as well as the relevant policies within the NPPF and NNJCS.

3. Residential Amenity

Paragraph 127 of the NPPF states that development must create places with a high 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 main concerns relating to residential amenities are the loss of privacy and the risk of being overlooked from either the proposed Juliet windows, from access onto the flat and from the proposed roof lights.

With regard to the roof lights, as they would be set relatively high in the roof where their lower cills would be approximately 1.5m above the internal finished floor level, then views out of these into the rear gardens of the neighbours would be heavily constrained. In addition to this, due to the angles of view and the pre-existing building protrusions to the rear then both neighbours would still retain private spaces in their rear gardens. It is accepted that unrestricted access to the flat roof would cause unacceptable harm to the neighbours' privacy levels. Accordingly, a balustrade and imposition of a relevant condition for the window to be top opening only is required to prevent the flat roof being used as a balcony to ensure privacy levels are safeguarded to current levels.

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 would not result in an unacceptable impact upon the amenities of neighbouring properties.

Conclusion

Subject to the imposition of conditions as discussed above, the proposal is recommended to be granted planning permission.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Alan Chapman, Development Officer on 01536 534316