Full Planning Committee - 30 July 2019

Agenda Update

5.1 **KET/2018/0767**
   3 Home Farm, Valley Road, Weston by Welland

Revised plans P001- Rev N and P009- Rev L received on 26/07/19.

The LHA is still saying the site is unadoptable because of various detailed issues. Officer comment: There is adequate space within the layout to achieve an adoptable layout without compromising the development or the positioning of the proposed dwellings.

Following new comment from Anglian Water, condition 6 to read:
No hard-standing areas shall be constructed until the drainage works have been carried out in accordance with the approved surface water strategy.
REASON: To prevent environmental and amenity issues arising from flooding in accordance with policy 5 of the North Northamptonshire Joint Core Strategy.

5.2 **KET/2018/0902**
   17 Lower Street, Kettering

No update.

5.3 **KET/2019/0253**
   33 Fuller Street, Kettering

Item withdrawn from Committee Agenda

5.4 **KET/2019/0261**
   12 Wales Street, Rothwell

No update.

5.5 **KET/2019/0284**
   Alfred East Art Gallery, Sheep Street, Kettering

No update.

5.6 **KET/2019/0378**
   19 Garfield Street, Kettering

An additional comment has been received from 17 Garfield Street maintaining their objection, which has been addressed in the main report.

One further objection has been received from 15 Garfield Street. The letter objects on the grounds that the proposal would result overlooking of the garden of no. 15.

The proposed extension would be approximately 7.5m away from the boundary with no. 15 and would extend 0.8m further back than the extension at no. 17 which is in between the site and no. 15.

In regard to the window in the rear elevation, this is a similar arrangement to that at no. 17 and is a common arrangement. Given the separation distance it is considered that the proposed window would not be any worse than the existing arrangement between no's 17 and 15. Therefore it is considered that the proposal would not result in significant overlooking of 15 Garfield Street.