

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 24/09/2019</b>	<b>Item No: 5.2</b>
<b>Report Originator</b>	<b>Richard Marlow Senior Development Officer</b>	<b>Application No: KET/2019/0247</b>
<b>Wards Affected</b>	<b>Burton Latimer</b>	
<b>Location</b>	<b>11 Thames Court, Burton Latimer</b>	
<b>Proposal</b>	<b>Full Application: Replacement detached garage</b>	
<b>Applicant</b>	<b>Mr &amp; Mrs E Hanney</b>	

### 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.

## **Officers Report for KET/2019/0247**

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 10 May 2019.

#### **Site Description**

The application site is a semi-detached two storey dwelling located to the west of Burton Latimer town centre. The property sits to the northwest corner of Thames Court, a small cul-de-sac accessed to the west of Churchill Way.

The property itself comprises of a triangular plot with a shared access between nos. 10 and 11 Thames Court providing access to the existing single storey garage which sits to the rear of the plot and would be replaced through this proposal.

#### **Proposed Development**

The application seeks permission for a replacement single storey detached garage.

Objections were received to the original proposal which included a room above the garage and accordingly the scheme has been revised to a single storey garage with flat roof.

#### **Any Constraints Affecting the Site**

None

### **4.0 Consultation and Customer Impact**

*Original 1.5 storey scheme*

#### **Burton Latimer Town Council**

Fully support, unanimous vote taken.

#### **Neighbours**

One objection from the neighbouring property to the north (no. 7 Severn Court) stating that a loss of privacy will result from the proposal which is really close to the boundary. It will overshadow the property taking away a lot of light and will make it feel claustrophobic.

*Revised scheme*

#### **Burton Latimer Town Council**

No comments received.

## **Neighbours**

No comments received.

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Policy 12 Achieving well-designed places.

### **Development Plan Policies**

#### **North Northamptonshire Joint Core Strategy**

Policy 8 Place Shaping Principles

#### **Saved Policies in the Local Plan for Kettering Borough**

Policy 35: Housing: Within towns

## **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, Character and Appearance;
3. Neighbouring Amenity;

### **1. Principle of Development**

The site is located within the town boundary of Burton Latimer, as defined by Policy 35 of the Local Plan, in an established residential area. The proposal is for the erection of a replacement detached garage associated with an existing dwelling. As such, the principle of development in this area is established, subject to the detailed planning considerations set out below.

### **2. Design, Character and Appearance**

The proposal sits to the rear of the plot and due to the proximity of nos. 10 and 11 Thames court, which sit to the corner of the hammer termination of Thames Court, would be partially screened from the public realm. The glimpsed views of the single storey proposal from the public highway would be in keeping with surrounding development and accord with the North Northamptonshire Place Shaping Principles as set out in Policy 8(d) of the North Northamptonshire Joint Core Strategy.

### **3. Neighbouring Amenity**

The amended plans show a single storey proposal with overall height of 2.75m that would be set to the rear of the plot replacing the existing single garage close to the boundaries with the neighbouring properties to the west at no. 10 Thames court and north (nos. 7 and 8 Severn Court). The proposal is only 25cm higher than could be built without planning permission, utilising

permitted development rights. Due to the schemes height and location it will pose no detriment to the amenity of neighbouring properties and therefore accords with Policy 8 of the North Northamptonshire Joint Core Strategy and policy 12 of the NPPF.

### **Conclusion**

The proposal is in accordance with the relevant policies of the Development Plan and there are no material considerations which indicate planning permission should not be granted. The application is therefore recommended for approval.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

Louisa Johnson, Development Officer on 01536 534316

#### **Previous Reports/Minutes**

Ref:

Date: