

PLANNING COMMITTEE

Tuesday 8th September 2020 at 6.00pm
www.kettering.gov.uk/youtube

Committee Administrator: Callum Galluzzo
Direct Line: (01536) 534268
Email: callumgalluzzo@kettering.gov.uk

This is a virtual meeting of the Planning Committee to be held using Zoom and live-streamed via YouTube.

Committee Members, officers and registered speakers will be sent Zoom meeting joining instructions separately

To watch the live meeting on YouTube, please follow the instructions below:-

1. Click or visit the following link www.kettering.gov.uk/youtube
2. Select the following video (located at the top of the list) – “Planning Committee 08/09/2020

Please Note: If you visit YouTube before the start time of the meeting you may need to refresh your browser – the video will only start a minute shortly before the meeting commences

Working with and on behalf of local people



AGENDA

1. Apologies
2. Declarations of Interest
 - (a) Personal
 - (b) Prejudicial
3. Minutes of the meetings held on 29th July 2020 to be approved as a correct record and signed by the Chair
4. Any items of business the Chair considers to be urgent
5. Planning Application Reports

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held: 29th July 2020

Present: Councillor Ash Davies (Chair)
Councillors Linda Adams, Mark Dearing, Scott Edwards,
Clark Mitchell, Jan O'Hara, Cliff Moreton, Greg Titcombe,
Lesley Thurland

20.PC.25 **APOLOGIES**

Apologies for absence were received from Councillors Shirley Stanton and Mark Rowley.

It was noted that Councillors Scott Edwards and Mark Dearing were acting as substituted for Councillors Shirley Stanton and Mark Rowley.

20.PC.26 **MINUTES**

RESOLVED that the minutes of the meetings of the Planning Committee held on 10th June 2020 be approved as a correct record

20.PC.27 **DECLARATIONS OF INTEREST**

None

20.PC.28 **ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

None.

20.PC.29 **PLANNING APPLICATION REPORTS**

The Committee considered the following applications for planning permission, which were set out in the Head of Development Control's Reports and supplemented verbally and in writing at the meeting. Four speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

The reports included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-.

20.PC.29.1 KET/2019/0711

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Full Application: Change of use from agricultural land to 8 pitch residential caravan site with 2 no. caravans per pitch, including 8 no. utility buildings, hardstanding and access at Cransley Road (land north east of), Loddington for Mr J Delaney</p> <p>Application No: KET/2019/0711</p> <p><u>Speaker:</u></p> <p>Councillor Jim Hakewill attended the meeting and addressed the committee as Ward Councillor for the proposed development stating that an additional rejection reason could be used in the form of Policy 10 within the 1995 local plan.</p>	<p>Members received a report which sought Committee approval to agree that Officers could argue the following as an additional reason for refusing planning application KET/2019/0711 at the forthcoming public inquiry:</p> <p><i>The development harms the character and appearance of the landscape and is thereby in conflict with Policies 3 and 31 of the North Northamptonshire Joint Core Strategy.</i></p> <p>It was confirmed to members that policy 10 had been considered and where necessary would make use of the refusal reason where appropriate.</p> <p>Members agreed that the proposed wording was satisfactory and saw no issue with approving the report as per the officer's recommendation i.e. that the additional reason could be argued as part of the Council's appeal case.</p> <p>It was agreed that the recommendation be APPROVED</p>

(Members voted on the officers' recommendation)

(Voting: For: 7; Against 0; Abstain: 1)

The recommendation was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: Replacement of 9 no. windows and 1 no. door at 1 Little Oakley, Corby for Mr J Riding-Felce</p> <p>Application No: KET/2020/0042</p> <p><u>Speaker:</u></p> <p>James Riding-Felce attended the meeting and addressed the committee as the applicant for the proposed development stating that a number of existing windows were broken and deformed in places which allowed water into the property and allowed heat to escape. The problems also posed a significant security risk. The proposed higher grade UPVC will be more energy efficient whilst also matching the character of local properties.</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the replacement of 9 x no. windows and 1 x no. front</p> <p>The Planning Officer addressed the committee and provided an update which stated that an additional condition was to be added requiring a sample window frame being submitted before installation.</p> <p>Members then agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. The works to which this consent relate shall be begun before the expiration of 3 years from the date of this consent.
2. The development hereby permitted shall not be carried out other than in accordance with the approved (amended) plans and information detailed below.
3. All work to install the proposed windows and door shall utilise existing openings and surrounds, window frames shall be recessed in the openings to match existing arrangement and no additional cill added to the frame.
4. sample window frame being submitted before installation.

(Members voted on the officers' recommendation to approve the application)

(Voting: For: Unanimous)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.8 Full Application: One carbon neutral dwelling with garage and associated landscaping at 135 Barton Road (land to rear), Barton Seagrave for Mr M Telford</p> <p>Application No: KET/2020/0255</p> <p><u>Speaker:</u></p> <p>Catherine Telford attended the meeting and addressed the committee as the applicant for the proposed development stating that the application represented a carbon neutral property that had a modern design concept which was in keeping with the character of the surrounding area.</p>	<p>Members received a report about a proposal for which planning permission was being sought for for a single two storey 4-bed dwelling with render to the ground floor external walls and the first-floor clad in a fibre cement vertical board system under a mono-pitched steel profiled roof and solar panels. A matching garage was also proposed.</p> <p>It was reported that the application has been supported by 'Passivhaus Options Report' which outlines the thermal and energy efficiency credentials that the proposal could achieve.</p> <p>Members raised questioned why the dwelling had been recommended for refusal despite there being no objections from neighbouring properties. Members also encouraged approval of the property due to its eco-friendly nature.</p> <p>Following debate it was proposed by Councillor Edwards and seconded by Councillor O'hara that the application be approved contrary to the officers recommendation and that conditions for the approved application be delegated to officers.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans detailed below.
3. The development hereby permitted shall be carried out in accordance with the approved Passivhaus Options Report (E2378 - 301 Options Report V1.0 Nov 2018 Rev B) compiled by Eco Design Consultants.
4. In the event that unexpected contamination is found at any time when carrying out

the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

5. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub contractors.

(Members voted on the motion to approve the application)

(Voting: For: 6, Against: 1, Abstain: 1)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: Remove conifers and replace with 2m high concrete post, gravel board and feathered edge fence panel at 22 Bracken Close, Kettering for Mr R Munton</p> <p>Application No: KET/2019/0797</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which permission was being sought for Removal of conifer hedge and erection of a 2m high fence to the side boundary of No22 Bracken Close.</p> <p>Members agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The fence shall be stained dark brown unless details of any alternative colour to be used been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

(Members voted on the officers' recommendation to approve the application)

(Voting: For Unanimous)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: 6 no. one bedroom flats at 175a Beatrice Road (garages adj to), Kettering for Mrs J Pettit Mind</p> <p>Application No: KET/2020/0043</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which planning permission was being sought for the demolition of the existing garages and the erection of 6 no. one bed flats in two blocks.</p> <p>Members requested that a condition be included which imposed that required gates to be provided across the access due to safety and wellbeing concerns about the future occupants</p> <p>Members then agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. This permission shall enure for the benefit of the registered charity 'Kettering Mind' (Charity Number: 1069373, Company Number: 3530098 only and shall not enure for the benefit of the land, and the use hereby permitted shall be discontinued on the date when 'Kettering Mind' ceases to have control over the tenancies for the occupation of the flats hereby approved.
2. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
3. No demolition, construction, deliveries of plant and materials for construction shall occur outside of the following times. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.
4. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it

originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11(or any model procedures revoking and replacing those model procedures with or without modification)'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

5. No development above building slab level shall commence on site until details of the types and colours of all external facing and roofing materials to be used, [together with samples,] have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
6. No development above building slab level shall commence on site until a scheme for boundary treatment and details of the materials to be used for hard and paved surfacing have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme for boundary treatment has been fully implemented and the approved surfacing has been completed in accordance with the approved details.
7. No development above building slab level shall commence on site until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and details of any works to existing trees or landscaping within or overhanging the application site. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
8. The first-floor window on the northern (rear) elevation (Flat 4) shall be glazed with obscured glass and thereafter shall be permanently retained in that form.
9. Flat 1 shall have permanent access to the garden to north/rear of No. 175 Beatrice Road as shown drawing number 3124.13.03 F received by the Local Planning Authority on 17th March 2020.
10. Prior to the first occupation of the development the hereby approved bin stores shall be provided and thereafter permanently retained in that form.
11. Prior to the first occupation of the development hereby approved, details of a covered and secure bicycle store shall be submitted to the local planning authority. The approved details shall be carried out and thereafter be permanently retained in that form.
12. Any gates provided at the point of access shall be set back a distance of 5.5 metres from the edge of the vehicular carriageway of the adjoining highway and shall be hung so as to open inwards into the site only.
13. Prior to the first occupation of the development hereby approved, details of a set of gates at the point of access, set back a distance of 5.5 metres from the edge of the vehicular carriageway of the adjoining highway and hung so as to open inwards into the site only, shall be submitted to and approved in writing by the local planning authority. The approved details shall be fully implemented prior to first occupation and thereafter be permanently retained in that form

(Members voted on the officers' recommendation to approve the application)

(Voting: For: Unanimous)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: Creation of swimming pool. At The paddocks, Rushton Road, Pipewell for Mr Nelson, C/O Mr M Collins</p> <p>Application No: KET/2020/0060</p> <p><u>Speaker:</u></p> <p>Anne Barton submitted written statement as a third party objector to the proposed development which stated that the application was a encroachment onto agricultural land and the it would have a unacceptable and detrimental impact including privacy and security.</p>	<p>Members received a report about a proposal for which planning permission was being sought to construct a swimming pool on the eastern elevation of the property 10 metres in length by 5m in width.</p> <p>Any external Pump House equipment was to be housed next the existing greenhouse. The proposed Gazebo had been removed.</p> <p>The Planning Officer addressed the committee and provided an update which stated that an additional objection had been received which in summary stated</p> <ul style="list-style-type: none"> - The application was to be heard at full planning committee. - The application was an intrusion into the open countryside. -The application was outside the residential curtilage of the main dwelling house. <p>Members then agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. No development above building slab level shall commence on site until details of the types and colours of all external materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

(Members voted on the officers' recommendation to approve the application)

(Voting: For: Unanimous)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 Full Application: Conversion of ground and first floor club to 5 no. flats at Jasper's Bar, Meeting Lane, Kettering for Mrs C Craig</p> <p>Application No: KET/2020/0074</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which planning permission was being sought to convert the existing property to provide five flats with the flat on the second floor being retained, the proposal would have included an internal bin store and cycle stores.</p> <p>Members raised concerns regarding the lack of parking provision with the proposed development and also raised concerns regarding lack of amenity space and overdeveloping nature of the application</p> <p>Following debate it was proposed by Councillor Edwards and seconded by Councillor Thurland that the application be refused due to the overdevelopment of the proposal site and due to the detrimental effect on residential amenity.</p> <p>It was agreed that the application be REFUSED for the following reasons</p>

1. The proposal would result in overdevelopment of the site by reason of the number of units, internal layout and insufficient amenity space and would constitute an unsatisfactory form of development that offers poor living conditions and amenities for future occupiers and as such is contrary to Policy 8 of the North Northamptonshire Joint Core Strategy and Section 12 of the National Planning Policy Framework.
2. The development lacks any parking and provides for minimal cycle storage which will not adequately meet the needs of the future occupiers and will be detrimental to their quality of life contrary to Policy 8 of the North Northamptonshire Joint Core Strategy and Section 12 National Planning Policy Framework
3. The development is unacceptable in respect of public safety including that the development fails to adequately design out crime and has not sufficiently demonstrated that there is adequate access for fire tenders and there is no fire risk to future occupiers. The development is therefore contrary to Policy 8 of the North Northamptonshire Joint Core Strategy and Sections 8 and 12 of the National Planning Policy Framework

(Members voted on the motion to refuse the application)

(Voting: For: 6, Against 1, Abstain:1)

The application was therefore

REFUSED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 Full Application: Change of use from dwelling (C3) to 7 bedroom 7 person HMO (sui generis) at 149 London Road for Mr P Ambler</p> <p>Application No: KET/2020/0167</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which planning permission was being sought for the change of use of the building into a 7 bedroom House in Multiple Occupation for the occupation of up to 7 no. persons and comprised 7 no. single occupancy bedrooms. Five of the bedrooms would've had en-suite bathrooms and there would be one communal bathroom on the first floor and a communal toilet on the ground floor. The proposal included a communal kitchen with seating area and a separate communal dining area.</p> <p>The Planning Officer addressed the committee and provided an update which stated that an additional neighbour objection (now a total of three) had been received on this application. This is also concerned with parking and the impact on visibility when exiting their property on London Road and visibility for pedestrians crossing the road.</p> <p>Members raised concerns regarding the lack of parking associated with the proposed development and also stated that there was a high density of residential dwellings in the surrounding area.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
3. Prior to the first occupation of the use hereby permitted a detailed plan showing cycle store(s) with space for at least one cycle per bedroom shall be submitted to and approved in writing by the Local Planning Authority. The cycle store(s) shall be provided prior to first occupation of the use hereby approved. The development shall not be carried out other than in accordance with the approved details and such provision shall be permanently retained at all times thereafter and kept available for such purposes in perpetuity.
4. Prior to the first occupation of the use hereby approved details of the refuse storage area shall be submitted to and approved in writing by the Local Planning

Authority. The development shall not be carried out other than in accordance with the approved details and such provision shall be permanently retained and kept available for such purposes in perpetuity.

5. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority or Environmental Health. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub contractors.

(Members voted on the officers' recommendation to approve the application)

(Voting: For: 4, Against: 3, Abstain: 1)

The application was therefore

APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.9 Full Application: Single storey rear extension with pitched roof and velux windows at 69 Queen Street, Desborough for Mrs C Owen</p> <p>Application No: KET/2020/0326</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which planning permission was being sought for a single storey rear extension to provide a larger kitchen.</p> <p>Members then agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match, in type, colour and texture, those on the existing building.

(Members voted on the officers' recommendation to approve the application)

(Voting: For: Unanimous)

The application was therefore
APPROVED

**(The Committee exercised its delegated powers to act in the matters marked *)*

(The meeting started at 6.00 pm and ended at 8.45 pm)

Signed.....

Chair

This page is intentionally left blank

Tuesday, 8 September, 2020

No. 5 Planning Application Reports

5.1	KET/2020/0249	JPS	79 & 81 Rockingham Road, Kettering Full Application: Creation of vehicular access Expiry date: 09-September-2020	1
5.2	KET/2020/0261	LJO	89 Polwell Lane, Barton Seagrave Advertisement Application: 1 no. externally non-illuminated fascia sign and 1 free standing sign (non-illuminated) Expiry date: 01-July-2020	8
5.3	KET/2020/0370	RJM	26 High Street, Burton Latimer Full Application: Change of use of part of unused restaurant to A1 shop on ground and first floors Expiry date: 30-September-2020	15
5.4	KET/2020/0433	RJA	33 Copelands Road, Desborough Full Application: Raised roof height to garage with extension to rear Expiry date: 03-September-2020	23

Application Reference Numbers and Expiry Dates in bold type are within the permitted time frame

The Planning Officer's initials are in the third column. For further details please refer to the end of the individual reports.

The membership for this Full Planning Committee is as follows:-

Councillors:- S Stanton (Chair), A Davies (Deputy Chair), J O'Hara, L Adams, C Mitchell, C Moreton, M Rowley, L Thurland, G Titcombe

Substitutes:- Councillors S Edwards, D Howes, I Jelley, A Lee, J West

This page is intentionally left blank

BOROUGH OF KETTERING

Committee	Full Planning Committee - 08/09/2020	Item No: 5.1
Report Originator	Jonathan Pavey-Smith Development Officer	Application No: KET/2020/0249
Wards Affected	Northfield	
Location	79 & 81 Rockingham Road, Kettering	
Proposal	Full Application: Creation of vehicular access	
Applicant	Mr E Nespors	

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 in the table below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. The visibility splays of shown on plan number Block Plan1 received on 06/08/2020 shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6m in height above footway level.

REASON: In the interest of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. No other development shall take place until the existing lamppost, shown to be removed on the approved plan, has been removed or relocated outside the area forming the access way.

REASON: To safeguard the amenity of the locality and in the interest of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. The use of the access shall commence until the parking area to the front of the proposed dwelling is hard surfaced and fully operational.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. Prior to the commencement of the development details of a positive means of drainage to ensure that surface water from the vehicular access does not discharge onto the highway and /or Right of Way shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall thereafter be installed and operational prior to first use and thereafter maintained at all times.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2020/0249

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

3.0 Information

Relevant Planning History

None

Site Description

Officer's site inspection was carried out on 22/05/2020.

The application site is the front garden of both No79 Rockingham Road and No81 Rockingham Road which are 2 x two storey semi-detached dwellings which are constructed of brown bricks and have a tiled roof. The properties are set back approximately 10m from Rockingham Road. The surrounding area is mixed with residential uses to the south and commercial uses to the north. The front garden sits behind a black wrought iron fence. There is a lamppost to the front of the property. The front garden is level with the road to the front.

Proposed Development

This application seeks permission for create vehicular access onto the A-Road Rockingham Road to create two off road car parking places, one for the occupiers of 79 and one for the occupiers of 81.

Any Constraints Affecting the Site

A Road

Consultation and Customer Impact

Highway Authority

Objection to the application on the following basis:

- Inability for vehicles to enter and exit in a forward gear
- Insufficient vehicle visibility splays.

In addition, the Highway Authority adds:

1. Rockingham Road is a classified road (A6900). Hence, turning must be provided and maintained within the site to allow a vehicle to enter and exit in a forward gear. Whilst vehicles may be able to enter the site in a forward gear, it is not thought that they will also be able to exit in a forward gear.

2. Should the LPA consider a lack of on-site turning to enable a vehicle to exit onto the principal road in a forward gear surmountable, the LHA request the following requirements to be considered.

3a. The boundary is taken from the wrong location. It is the boundary between the rear of the footway and the start of the private land. The green 'strip' is the verge.

This should be ignored as the site does not have a verge fronting it. Flaring of the access is not required.

3b. The vehicle visibility splays have insufficient 'y' splays. They must be a distance of 43m measured from the centre of the vehicular access along the carriageway edge.

3c. The access should have a hard-bound surface for a minimum of the initial 5.0m from the highway boundary (rear of the footway).

3d. The gradient of a vehicular access should not exceed 1 in 15 for a minimum of the first 5.0m from the highway boundary (rear of the footway).

3e. No surface water drainage system is detailed. Legally, a means of drainage will be required across the proposed vehicle crossover at the position of the highway boundary (rear of the footway), draining to soakaways contained within the applicant's own land.

4. A lamppost is shown in the proposed crossover. It will require moving away from the area of land surrounding the vehicle access. The full cost of moving the asset will be borne solely by the applicant. There is a possibility the asset may not be able to be moved. The decision lies completely with the respective utility company as the owners. Should the application progress, the LHA would request this to be a Grampian condition.

Neighbours

No letters received

Planning Policy

National Planning Policy Framework 2019 (NPPF)

Policy 2. Achieving sustainable development

Policy 8. Promoting healthy and safe communities

Policy 12. Achieving well-designed places

Development Plan Policies

North Northamptonshire Joint Core Strategy 2016 (NNJCS)

Policy 1: Presumption in favour of Sustainable Development

Policy 8: North Northamptonshire Place Shaping Principles

6.0 Financial/Resource Implications

None

7.0 Climate Change Implications

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. The National Planning Policy Framework emphasises that

responding to climate change is central to the economic, social and environmental dimensions of sustainable development. National planning policy and guidance is clear that effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The development plan comprising the North Northamptonshire Joint Core Strategy, Local Plan and Kettering Town Centre Action Plan makes clear the importance of climate change and seeks to create more sustainable places that are naturally resilient to future climate change. This will be further amplified by the emerging Site Specific Part 2 Local Plan once adopted which is being prepared within this context. Policies contained within the Part 2 Local Plan will help contribute towards a reduction in greenhouse gas emissions and will secure that the development and use of land contributes to the mitigation of, and adaptation to, climate change.

8.0 Planning Considerations

The key issues for consideration in this application are: -

1. The Principle of development
2. Parking and highways safety
3. Impact on the character and appearance of the area
4. Residential Amenity

1. The Principle of development

Policy 8 of the adopted NNJCS (July 2016) seeks a high standard of design which respects and enhances the character and visual appearance of the surrounding area and protects residential amenity by not resulting in unacceptable impact caused by means of noise, vibration, smell, light or other pollution, loss of light or overlooking. Policy 12 of the National Planning Policy Framework also recognises that good design is a key aspect of sustainable development and supports development which establishes a strong sense of place and response to the local character, reflecting the identity of local surroundings and materials.

This application seeks full planning permission for the vehicular access and development of a dropped kerb to the front of two residential properties which are located in a mixed residential and commercial area. The site is located within Kettering town boundary, as required by Policy 35 of the Local Plan.

Subject to detailed consideration being given to the impact of the proposed development having an acceptable impact on highway safety, the character and appearance of the area and residential amenity, the principle of residential development is considered to be acceptable.

2. Parking and highways safety

Policy 8(b) of the North Northamptonshire Joint Core Strategy requires new development to have a satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards, and not to have an adverse impact on the highway network nor prejudice highway safety.

The County Highway Authority have stated that in order to comply with highway standing advice the site would need to accommodate vehicular visibility splays of 43m each side from the edge of the highway. Nevertheless, at this location, Rockingham Road is straight between Dryden Street and Buccleuch Street and therefore it is considered that vehicle visibility is acceptable and not a reason to refuse planning permission. In addition, the required pedestrian visibility splays can be accommodated within land which is under the control of the applicant due to the sufficient width of the front garden. The retention of the pedestrian visibility splays will be conditioned as part of any approval.

The County Council Highway Authority further states that due to Rockingham Road being a classified A road, the County Highway Authority considers it good practice for vehicles to enter and leave the site in a forward gear as opposed to reversing out onto a classified A road. This reversing would create a potential point of congestion and conflict between emerging vehicles and other road users to the detriment of the safety of pedestrians, cyclists and vehicles.

Kettering Borough Council acknowledge this, nonetheless it should be noted there are other properties which have access onto Rockingham Road and the additional two off road parking places would be off benefit to the area along this part of Rockingham Road. It should also be mentioned that the access will solely be used for the use of two private dwellings and therefore, the frequency of the use of the access will be low compared to a commercial use. As such it is considered that the benefits of providing two off road parking spaces outweigh the concerns raised by the LHA of vehicles reversing out onto Rockingham Road.

As such, through conditions to control pedestrian visibility splays and the benefit of two additional off-road car parking spaces this proposal largely complies with Policy 8(b) of the North Northamptonshire Joint Core Strategy.

3. Impact on the character and appearance of the area

Policies 8 and 12 of the NPPF requires development to be well-designed and safe, healthy, inclusive environments, these are echoed by respective Policies 8(d) and 8(b) of the NNJCS which require new development to respond to the site's immediate and wider context and local character and to make safe and pleasant streets and spaces.

The proposal is to remove one lamppost, the front iron railings and to tarmac the area to the front of the two properties. The removal of the lamppost will be at the applicant's own expense. The proposed changes to the front of the property will be in keeping with the other properties in this area of Rockingham Road. As such it is considered that the proposed development will create a balanced appearance to these two semi-detached dwellings within the public realm which will not adversely

affect the character and appearance of the existing dwellings nor the character and appearance of surrounding development or the wider street scene.

Overall, the proposal accords with Policies 8(d) and 8(b) of the North Northamptonshire Joint Core Strategy in that the new development responds to the site's immediate and wider context and local character.

4. Residential Amenity

Policy 8(e) of the North Northamptonshire Joint Core Strategy seeks to protect quality of life and safer healthier communities by ensuring new development not result in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

Due to the nature and location of the proposed works in relation to surrounding neighbouring properties it is considered that no adverse harm will be caused to neighbouring amenity by the proposed development in terms of loss of light, loss of privacy or overbearing development.

Due to the location and extent of the proposed development it is considered to be in accordance with Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy in that the new development does not result in an unacceptable impact upon amenity to neighbouring properties.

Conclusion

It is considered that the benefit of creating two parking spaces coupled with the low frequency of use of the proposed vehicular access outweighs the potential point of congestion and conflict created between emerging vehicles on Rockingham Road. The proposal therefore has some conflict with policy 8 of the JCS but accords with other aspects of the policy but on balance the benefits of the proposal outweigh the above-mentioned conflicts.

Background Papers

Title of Document:

Date:

Contact Officer:

Jonathan Pavey-Smith, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:



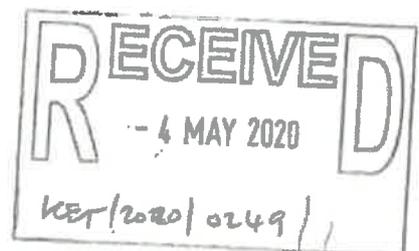
Produced 08 Apr 2020 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



81, Rockingham Rd, Kettering
NN16 8LA

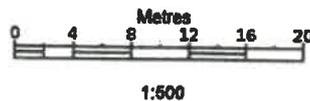
Supplied by: Latitude Mapping Ltd
Licence: © Crown Copyright and
database rights 2020 OS 100038864
Reference: OI1591818
Centre coordinates: 486883 279912





Produced 06 Apr 2020 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

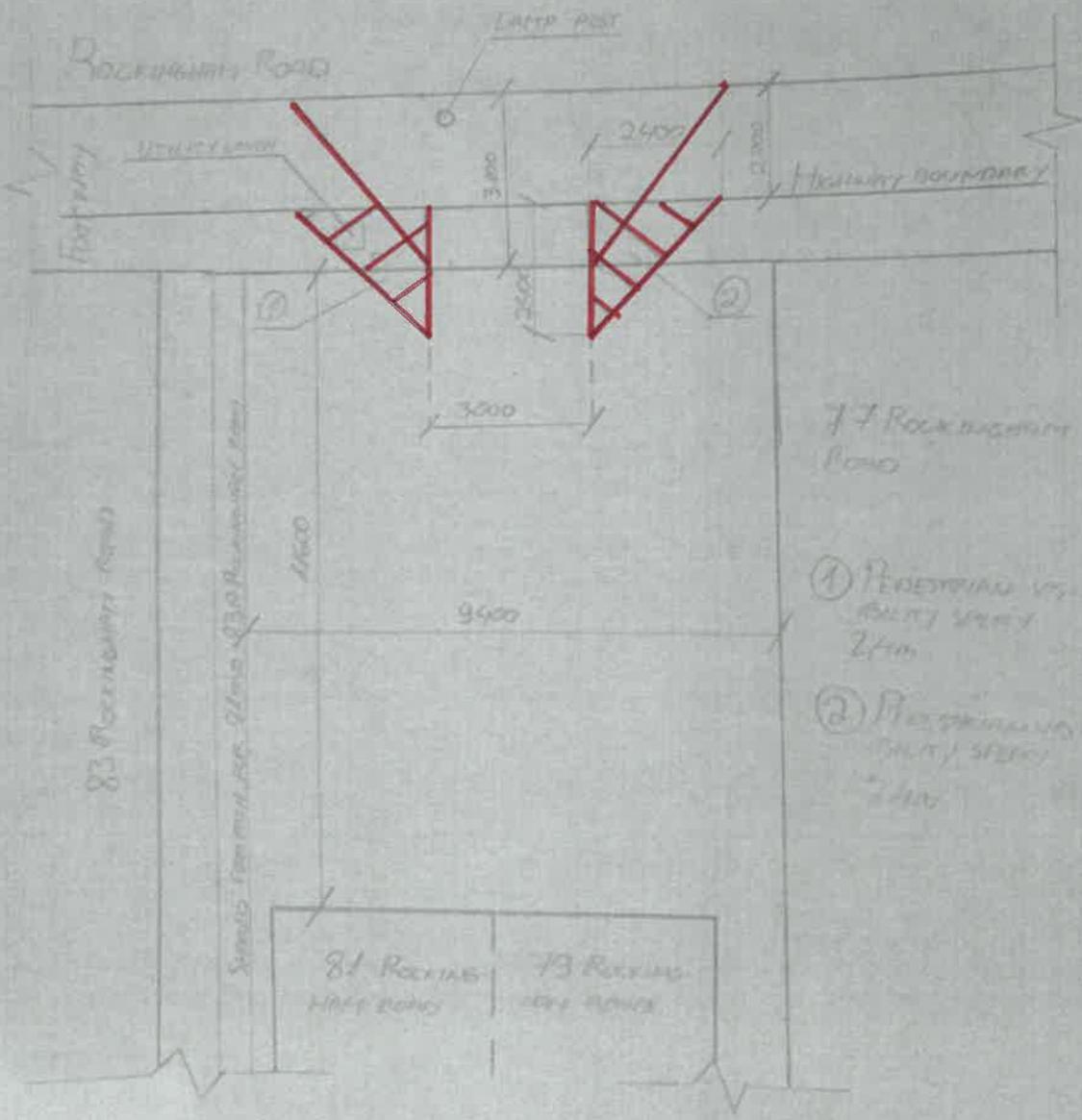


81, Rockingham Rd, Kettering
NN16 8LA

Supplied by: Latitude Mapping Ltd
Licence: © Crown Copyright and
database rights 2020 OS 100038864
Reference: OI1391820
Centre coordinates: 486683 279312



SCALE 1:1000 TO 1:2000



BOROUGH OF KETTERING

Committee	Full Planning Committee - 08/09/2020	Item No: 5.2
Report Originator	Louisa Johnson Development Officer	Application No: KET/2020/0261
Wards Affected	Barton	
Location	89 Polwell Lane, Barton Seagrave	
Proposal	Advertisement Application: 1 no. externally non-illuminated fascia sign and 1 free standing sign (non-illuminated)	
Applicant	Mr S Flavell	

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. Any advertisements displayed and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

REASON: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations.

2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

REASON: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations.

3. When an advertisement is required under these Regulations to be removed, the removal (thereof) shall be carried out to the reasonable satisfaction of the Local Planning Authority.

REASON: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations

4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

REASON: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations.

5. Advertisements shall not be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

REASON: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations.

7. No part of the fascia sign shall be illuminated at any time.

REASON: To protect the amenities of nearby residential property.

8. No part of the freestanding sign shall be illuminated at any time.

REASON: To protect the amenities of nearby residential property.

Officers Report for KET/2020/0261

This application is reported for Committee decision because there are unresolved material objections and a ward member has asked for it to be considered.

3.0 Information

Relevant Planning History

KET/2019/0529 - Change of use of a residential bungalow to a veterinary surgery. Demolition of detached garage to allow access to rear for parking – Approved 23/10/2019

Site Visit

Officer's site inspection was carried out on 6th August 2019 with respect to the change of use application.

Site Description

The site is located on Polwell Lane Barton Seagrave with Rainbow Walk a public footpath on the northern boundary of the site. The site is formed of a detached bungalow with attached garage and parking to the front, the site has permission for use as a veterinary surgery under permission KET/2019/0529.

The surrounding area is predominately residential in nature, with a mix of bungalows and houses.

Proposed Development

The proposal is for 1 fascia sign and 1 free standing sign (non-illuminated).

Any Constraints Affecting the Site

C Road

Adjacent to a public right of way – Rainbow Walk

4.0 Consultation and Customer Impact

Neighbours

Three letters of objection have been received and the following issues were raised:

- The proposed illuminated signs would disturb neighbouring residents, potentially making sleeping at night difficult.
- It is a residential area so commercial signs are out of keeping with the area and the signs would look tacky.

Barton Seagrave Parish Council

Objection – the fascia sign is not acceptable with illumination but would be acceptable without illumination.

The freestanding sign is considered to be the appropriate size and there is no objection to the un-illuminated freestanding sign.

Highways

Presently the LHA cannot accept the application and require further information to support the proposals.

All illumination is proposed to be static. Any source of illumination should be shielded from any adjacent highway and must not be of a flashing or be of an intermittent type.

There must be no projection of the freestanding sign over the public highway as there is less than 2.4m between the ground level to the underside of the sign.

The LHA seeks clarification that the location of the freestanding sign will not be detrimental to both vehicle manoeuvres and vehicular and pedestrian visibility splays. The LHA request a clear and accurate detailed drawing showing the location of the freestanding sign relative to the site access onto the public highway including the footway and the associated visibility splays.

Environmental Health

No comment

5.0 Planning Policy

Legislation

The Town and Country Planning Act (Control of Advertisements) (England) Regulations 2007.

National Policies

National Planning Policy Framework 2019

North Northamptonshire Joint Core Strategy July 2016

Policy 1: Presumption in favour of Sustainable Development

Policy 8: North Northamptonshire Place Shaping Principles

Local Plan

33. Environment: Advertisements, Signs and Shop Fronts

6.0 Financial/Resource Implications

None.

7.0 Climate Change Implications

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development. National planning policy and guidance is clear that effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is

properly considered alongside the broader issues of protecting the global environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The development plan comprising the North Northamptonshire Joint Core Strategy, Local Plan and Kettering Town Centre Action Plan makes clear the importance of climate change and seeks to create more sustainable places that are naturally resilient to future climate change. This will be further amplified by the emerging Site Specific Part 2 Local Plan once adopted which is being prepared within this context. Policies contained within the Part 2 Local Plan will help contribute towards a reduction in greenhouse gas emissions and will secure that the development and use of land contributes to the mitigation of, and adaption to, climate change.

8.0 Planning Considerations

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) state that the Local Planning Authority shall exercise their powers under these regulations only in the interests of amenity and public safety, taking into account the provisions of the development plan, so far as they are material, and any other relevant factors. Paragraph 67 of the National Planning Policy Framework states that only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the Local Planning Authority's detailed assessment; and that advertisements should be subject to control only in the interests of amenity and public safety.

The key issues for consideration in this application are:-

1. Visual amenity
2. Residential Amenity
3. Public safety

1. Visual amenity

The proposal is for two signs, the proposed fascia sign would be located on the front elevation of the existing building and would measure approximately 2.6m wide by 0.48m high and have 'The Kettering Vets' in blue and white lettering on it. The sign would not be illuminated, the applicant has removed the illumination originally proposed to address concerns raised regarding the impact on neighbouring properties.

The proposed freestanding sign was a significantly larger illuminated V sign with two boards measuring 1.2m x 1m each and 2.7m in height, however this has been reduced in size, changed to a single double-sided board and the illumination removed at officer request. The amended freestanding sign would be a double-sided board sign located at the front of the site measuring approximately 1m by 1m and on a pole of approximately 1.5m high, so that the sign would be a total of 2.5m high. The freestanding sign would not be illuminated.

An objection has been received on the grounds that the site is in a residential area so commercial signs are out of keeping with the area.

Whilst it is acknowledged that the area is largely residential, the site has permission for use as a veterinary surgery and there are some other non-residential uses in the road such as a nearby dog grooming parlour. As such it is considered that appropriately designed and sized signs would be acceptable in this location.

The proposed fascia sign while fairly large in terms of its length is fairly simple in its design and would not be illuminated.

The proposed freestanding sign would be a relatively small sign which would also have a simple design and would not be illuminated.

Therefore, subject to a condition preventing the illumination of the signs it is considered that the proposed signs would not adversely impact on visual amenity.

2. Residential Amenity

The application site is bounded by residential properties to the south and east, with Rainbow Walk to the north of the site. To the north of the site separated by Rainbow Walk is 87 Polwell Lane and 7 Cavendish Close shares a part of the side boundary. The site shares a boundary with 89a Polwell Lane to the side (southern) and rear (eastern) boundary as the garden of this property wraps around the rear of the site. Nos 6 and 8 Bedford Close are separated from the site by a small strip of the garden of no. 89a. Directly opposite the site are 86 and 88 Polwell Lane.

Objections have been received on the grounds that the proposed illuminated signs would disturb neighbouring residents, potentially making sleeping at night difficult.

The applicant has now removed all illumination from the signs to address these concerns. A condition is recommended to secure this.

Therefore, subject to conditions preventing future illumination of the signs, it is considered that the proposed signs would not have a detrimental impact on neighbouring residents in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Public safety

The signs would not be illuminated therefore there would be no impact on public safety in respect of illumination. The proposed freestanding sign does not project over the public highway and does not interfere with the use of the access or adjacent parking space.

Therefore, it is considered that the proposal will not result in adverse risk to public safety.

Conclusion

Subject to the standard conditions, the proposed adverts are considered to have an acceptable impact on the area.

Background Papers

Title of Document:

Date:

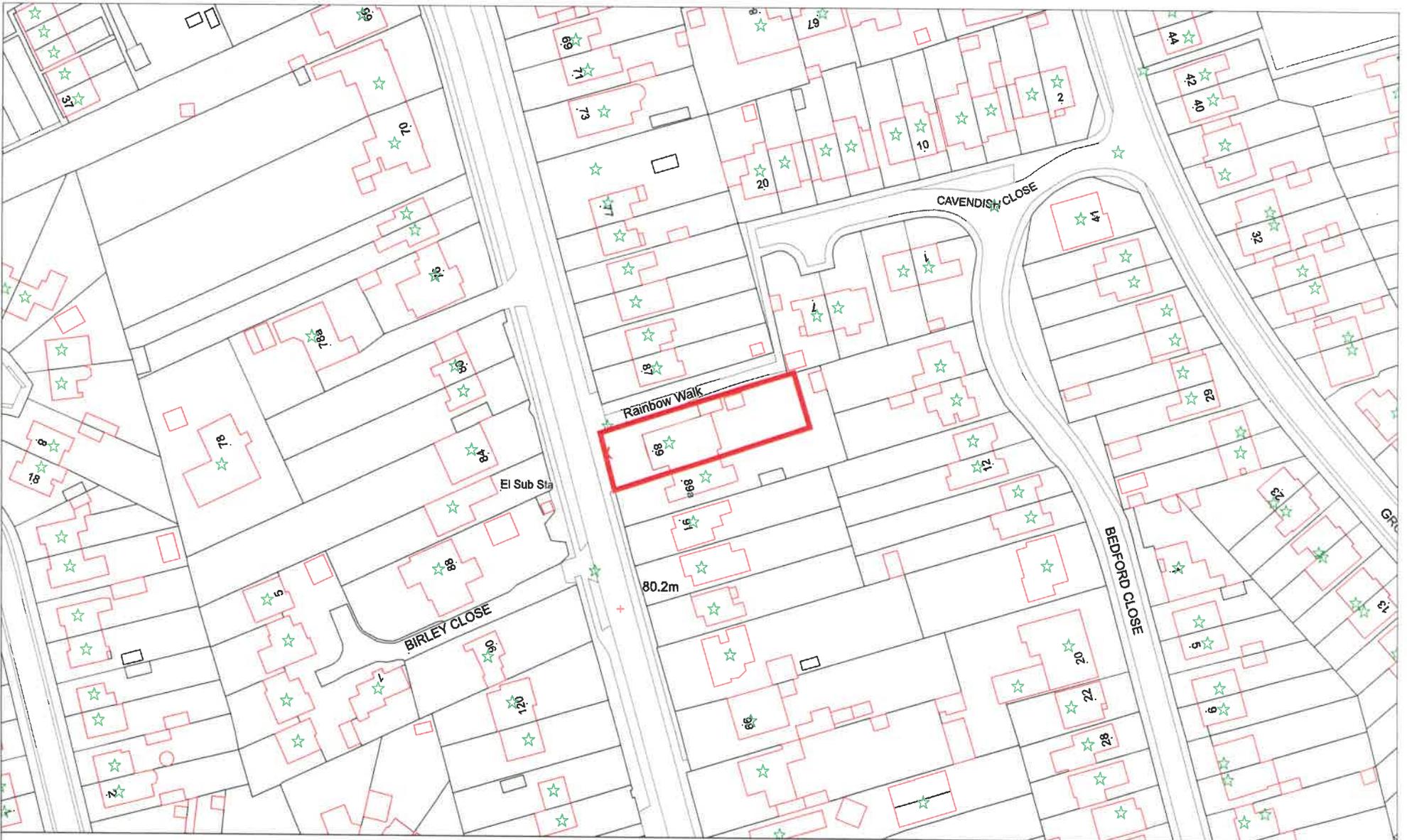
Contact Officer:

Louisa Johnson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:



Title: Site location, 89 Polwell Lane

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright 2020 All rights reserved.

Licence 100017647

Date: 07:08:20

Scale: 1:1250

Drawn by: Drawn by:

Kettering
Borough Council

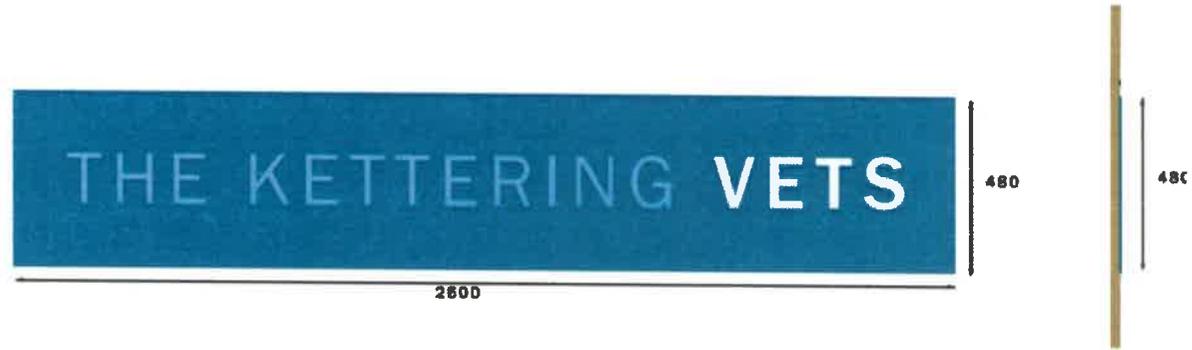
The Front of the Post Sign



The Rear of the Post Sign



The Billboard



A4 scale 1:20

NO ILLUMINATION

Figure 3



This page is intentionally left blank

BOROUGH OF KETTERING

Committee	Full Planning Committee - 08/09/2020	Item No: 5.3
Report Originator	Richard Marlow Senior Development Officer	Application No: KET/2020/0370
Wards Affected	Burton Latimer	
Location	26 High Street, Burton Latimer	
Proposal	Full Application: Change of use of part of unused restaurant to A1 shop on ground and first floors	
Applicant	Mrs A Kaur	

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 detailed below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

3. Prior to the installation of the proposed window at first floor in the east (front) elevation full details, including glazing bar details, shall have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and the window retained in its approved form.

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

Officers Report for KET/2020/0370

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

3.0 Information

Relevant Planning History

KET/2013/0625 – Change of use from restaurant and staff accommodation to 4 no. houses and 2 no. flats with retention of part of restaurant. Refused 28 November 2013.

KET/2012/0805 – Change of use from restaurant and staff accommodation to restaurant and 4 no. houses and 2 no. flats, Withdrawn: 28 March 2013

KET/1996/0537 The Water Margin, 26 High Street, Burton Latimer Separation of existing storage/accommodation related to restaurant use to form 2 no. self contained flats. Approved.

KET/1995/0465 The Water Margin, 26 High Street, Burton Latimer Illuminated projecting sign and wall mounted sign. Approved.

KET/1991/0823 change of use to manager accommodation. Approved.

KET/1990/0912 26 High Street Burton Latimer (the water margin) alterations to front elevation. Approved.

KET/1988/1348 Water Margin Restaurant, High Street, Burton Latimer Northamptonshire Conservatory style extension. Approved.

KET/1988/0481 Water Margin Restaurant, 26 High Street, Burton Latimer Northamptonshire Use of rear ground floor for residential purposes. Approved.

KET/1981/0265 26-28 High Street, Burton Latimer Kettering Northamptonshire Alterations to form coffee shop, wine bar (with possible future restaurant). Approved.

Site Description

Officer's site inspection was carried out on 27 August 2020.

The site comprises the front element of a two storey former restaurant use which has been vacant for many years. The site is located in a central location within Burton Latimer, and within the High Street character area of its adopted Conservation Area. The site is also located adjacent the main roundabout junction connecting High Street with Church Street, with a vehicular access serving the site located within close proximity of the roundabout.

The existing building is largely constructed from limestone stone rubble and is in need of maintenance through encouraging an active use of the site.

The rear part of the former restaurant at no. 28 High Street has planning approval through KET/2016/0119 for conversion to 4 no residential units.

Proposed Development

The application seeks permission to convert the site which formed part of a previous restaurant use into an A1 (retail) unit. To the front elevation at first floor the insertion of a window is proposed.

Any Constraints Affecting The Site

Burton Latimer Conservation Area

4.0 Consultation and Customer Impact

Burton Latimer Town Council

No objection

Environmental Protection

Have recommended conditions regarding opening hours and hours of delivery.

Highways

Cannot accept the application and require further information to support the proposals.

- On-site parking is not proposed. Information has not been given to ensure there are adequate off-site capabilities for parking.
- No information has been supplied with regards to deliveries.

Neighbours

Two letters of objection from 30 High Street stating that they welcome the change of status of the building but raise the following planning considerations:

- our house is on the other side of the access drive to the above application address. The access drive is our land and does not belong to the property owners who have applied for planning permission to change the restaurant next door to us into a shop.
- Overlooking and loss of privacy - The double doors which are glass at the side of the building directly off our drive overlook across to our lounge/living room. We would request they are frosted to reduce people in the shop being able to look into our property.
- Also we would hope to see this is not used as an entrance into the shop as to avoid extra footfall on our drive, people passing our living room windows and this for two reasons, the loss of privacy this would cause whilst using our living room, and safety issues with people on the drive when we are driving up and down it as there is not enough space for a path and car. We understand that disabled access is from one of the doors from our drive and we are fine with this to enable the building to be accessible but for the above reasons all other customers should access the shop from the high street entrance. This should be made clear to any shopkeepers.
- The upstairs windows on the shop on the side facing our property overlook either our garden or two occupied bedrooms. We would request that high level frosted glass is used or they are blocked up to avoid loss of privacy to us.

- Parking issues - We would request that the property is let as a shop with no parking to specifically make it clear that the drive is privately owned. Also a sign or indication from the shop that their customers do not park or block our drive as this would have a massive impact on our way of life and also is dangerous when we turn in if there are unexpected people or cars on our private drive. This should be made clear to any shop keepers.

5.0 Planning Policy

National Planning Policy Framework

2. Achieving sustainable development
6. Building a strong, competitive economy
7. Ensuring the vitality of town centres
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places
16. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Joint Core Strategy (JCS):

1. Presumption in favour of sustainable development
2. Historic environment
6. Development on Brownfield Land
8. Place shaping
9. Sustainable buildings
11. The network of urban and rural areas
22. Delivering economic prosperity

Saved Policies in the Local Plan for Kettering Borough:

64. Shopping: Development Within Established Shopping Areas

SPDs

Shop front Design Guidance

6.0 Financial/Resource Implications

None

7.0 Climate Change Implications

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development. National planning policy and guidance is clear that effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global

environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The development plan comprising the North Northamptonshire Joint Core Strategy, Local Plan and Kettering Town Centre Action Plan makes clear the importance of climate change and seeks to create more sustainable places that are naturally resilient to future climate change. This will be further amplified by the emerging Site Specific Part 2 Local Plan once adopted which is being prepared within this context. Policies contained within the Part 2 Local Plan will help contribute towards a reduction in greenhouse gas emissions and will secure that the development and use of land contributes to the mitigation of, and adaption to, climate change

8.0 Planning Considerations

1. Principle of development

The site is located within the Burton Latimer town boundary as defined by Local Plan policy 35. The proposal is therefore consistent with Joint Core Strategy (JCS) Policies 11 and 29 which seek to guide development to Towns in the interest of a sustainable pattern of growth and protection of the rural area.

In addition, Policy 6 of the JCS seeks to promote and support the development of under-utilised land and buildings such as this, with the building having been vacant for some time and showing signs of dis-repair.

Moreover, the scheme proposes retail use that could revitalise its prospect for re-opening and thereby support Town Centre vitality and economic prosperity consistent with Policy 22 of the JCS which seeks to safeguard existing employment sites. Burton Latimer Urban Design Framework also seeks to support active ground floor uses within the core town centre area. As such the principle of the proposal is acceptable.

Use Classes Order

It is important to highlight that the Town and Country Planning (Use Classes) Order 1987 (as amended) allows changes of use from A3 (restaurants) to A1 (retail) without planning permission but importantly does not allow any operational development comprising of physical changes to the building. In this scheme the insertion of the window at first floor results in the scheme requiring planning permission.

Further revisions to the Use Classes Order come into force from 1st September 2020 through the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. This will provide new use class, Class E (Commercial, business and service), Class F.1 (Learning and non-residential institutions) and F.2 (Local community). Class E is relevant to this application and will subsume the previous use classes of A1 (Shops), Class A2 (Financial and professional services), Class A3 (Restaurants and cafes) and Class B1 (Business) into a new use class so that changes of use within each class will not require planning permission:

Class E. Commercial, Business and Service

Use, or part use, for all or any of the following purposes—

- (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,
- (b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
- (c) for the provision of the following kinds of services principally to visiting members of the public—
 - (i) financial services,
 - (ii) professional services (other than health or medical services), or
 - (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- (e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- (f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- (g) for—
 - (i) an office to carry out any operational or administrative functions,
 - (ii) the research and development of products or processes, or
 - (iii) any industrial process,

being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

A transitional period ‘the material period’ applies from 1st September 2020 and ending with 31st July 2021 with the regulations stating that where an application was submitted to the Local Planning Authority which referred to uses or use classes which applied in relation to England and were specified in the Schedule to the Use Classes Order on 31st August 2020, that application must be determined by reference to those uses or use classes.

2. Impact on Character, Appearance and the Conservation Area

Policy 8 (d) of the JCS consistent seeks development to respond to an areas local character and wider context.

As the site is within a Conservation Area it also falls to be considered under Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 which sets out the duty of Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area, including its setting.

Policy 2 of the JCS, consistent seeks development to protect, preserve and where appropriate enhance heritage assets and their settings.

The proposal primarily comprises of the re-use of the existing building envelope, with minimal external alterations limited to the insertion of a new window at first floor on the eastern (front) elevation. Details of the window can be secured by condition to ensure an appropriate appearance within the Conservation area. Such a minimal change would not be considered harmful to the streetscape, the Conservation Area

or to the setting of the nearby Listed Building to the north. The revitalisation of the shop may also attract a business, which would be seen as enhancement to the areas character in terms of vitality and vibrancy.

As such it is considered that the proposal constitutes a sensitive form of development that sits comfortably within the streetscape and its surrounding context, subject to the imposition of the outlined condition, and also preserves the significance of the Conservation Area. As such and with no overriding factors which would justify a different view, the proposal is considered to be acceptable in this regard.

3. Impact on residential amenity

The JCS in Policy 8 (e) states that development should protect the amenity of all future and surrounding users of land and buildings.

The new window on the front elevation faces across the High Street and poses no amenity concerns.

The site sits north of the neighbouring residential property at no. 30 High Street who have objected to the scheme on amenity grounds. The vehicular access drive belonging to no.30 separates the two sites with the application site enjoying pedestrian access rights across this driveway. The objector is concerned about overlooking and loss of privacy from the doors at ground floor and windows at first floor on the south elevation which look across the driveway towards them.

Whilst there is some visibility between the two properties this is an historic and ongoing relationship and one which would be apparent if this part of the building reopened as a restaurant which would not require planning permission given its historic use. Given the changes of use which could be achieved on site without permission [detailed within the Use Classes Order section of this report] there would be no justification in imposing such requirements on this proposal or limiting opening hours.

Concerns have also been raised about the increased use of the side doors which access across the neighbours driveway. However, although disabled access is proposed from the side the existing front entrance to the premises would remain and therefore there is no evidence that the proposal would increase pedestrian activity along the private driveway.

4. Parking, access and Highway Safety

The JCS in Policy 8 (b) seeks to ensure a satisfactory means of access and provision for parking and resists development that would prejudice highway safety.

The lawful use for the site consists of an A3 (restaurant) use with no parking provision. The site therefore has traditionally benefitted from parking available in the unrestricted local streets, and from the free nearby municipal car parks, which are less than 400m walking distance from the site. The Local Highway Authority have raised concerns regarding the lack of parking and information regarding deliveries. Short term parking and loading bays are located in front of the site along High Street.

Moreover the site is located in a town with good public transport (bus) links and includes day-to-day services and facilities. As such and in the absence of a Local Highway Authority (LHA) objection and with no evidence provided to support a different conclusion, the proposal would not result in undue pressure to local parking arrangements and therefore would not harm highway safety. The proposal thereby is considered to be acceptable in this regard.

Conclusion

In light of the above the application is considered to comply with the Development Plan with no other material considerations that would justify coming to an alternative view. Thereby the application is recommended for approval subject to the imposition of conditions as set detailed above.

Background Papers

Title of Document:

Date:

Contact Officer:

Richard Marlow, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:



Produced 22/11/2012 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2012

Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Supplied By: LMS John E Wright

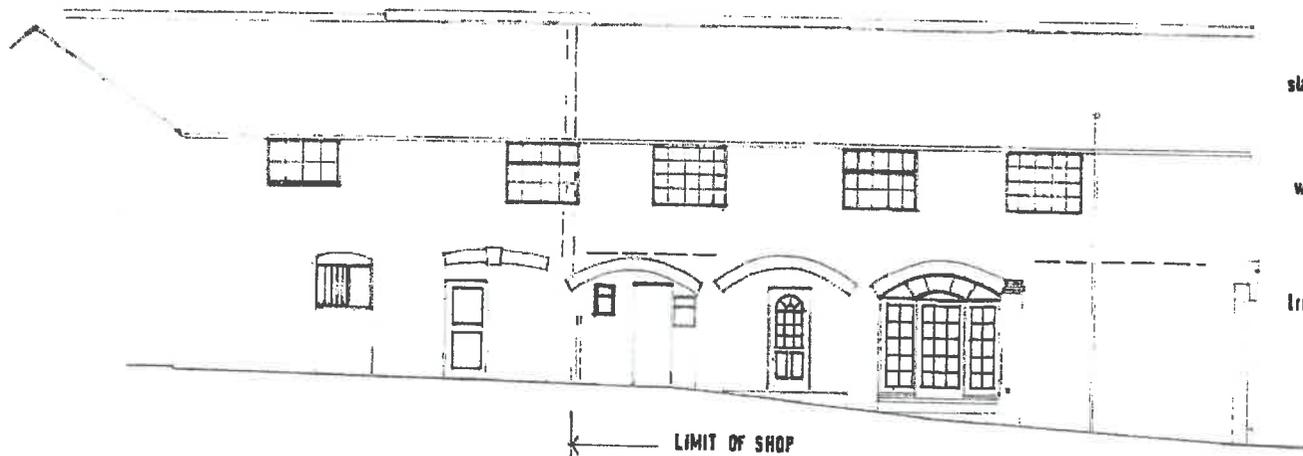
Serial number: 001073298

Plot Centre Coordinates: 490077, 274906



Scale 1:1250





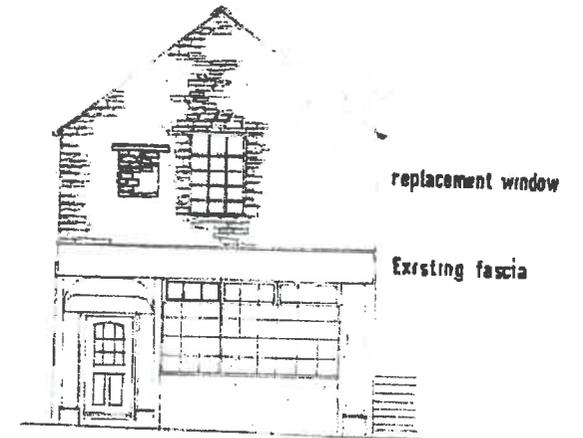
slate roofing

wooden windows

limestone walls

LIMIT OF SHOP

ELEVATION FACING ACCESS DRIVE



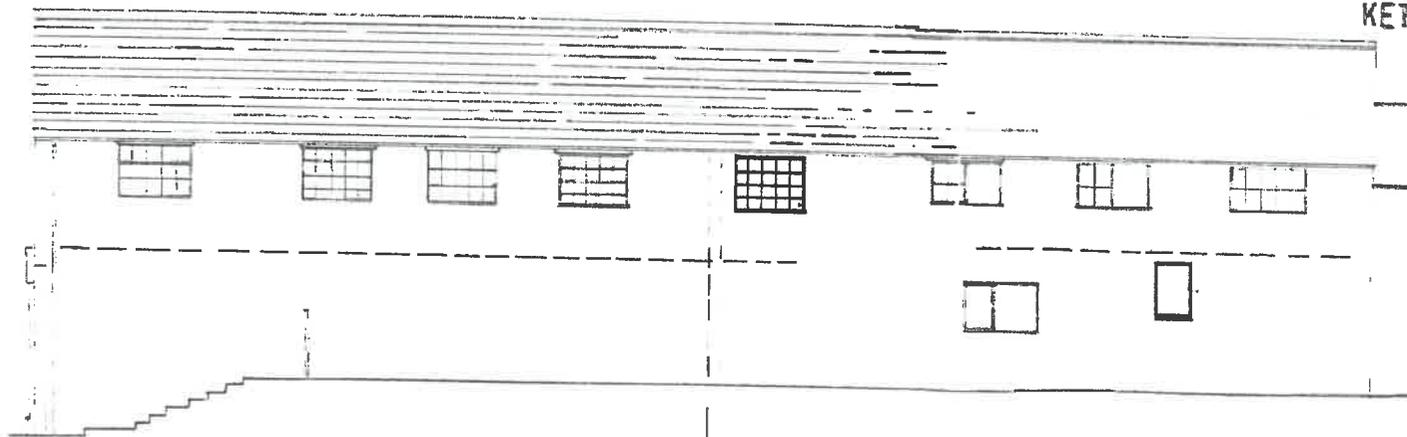
replacement window

Existing fascia

HIGH STREET FRONT ELEVATION

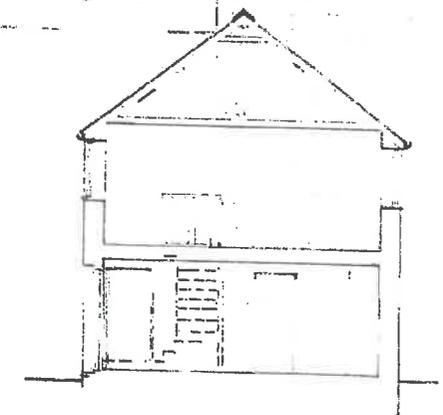
RECEIVED
8 - 2020
KET / 2020 / 0370

Page 54



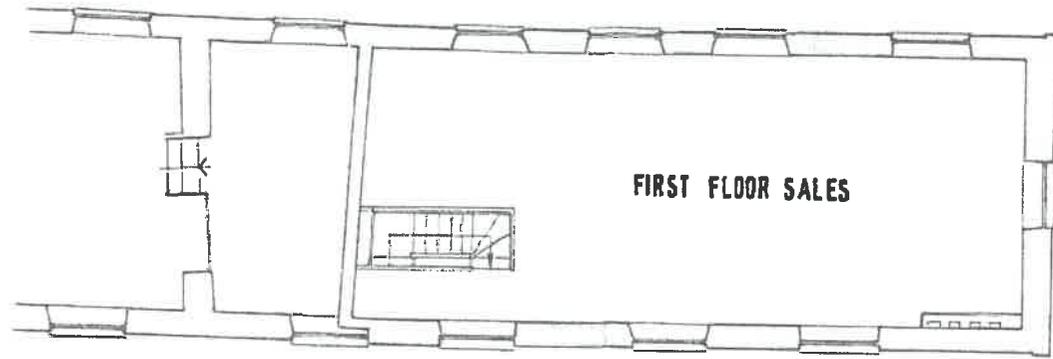
LIMIT OF SHOP

EXISTING ELEVATION FACING BUNGALOW

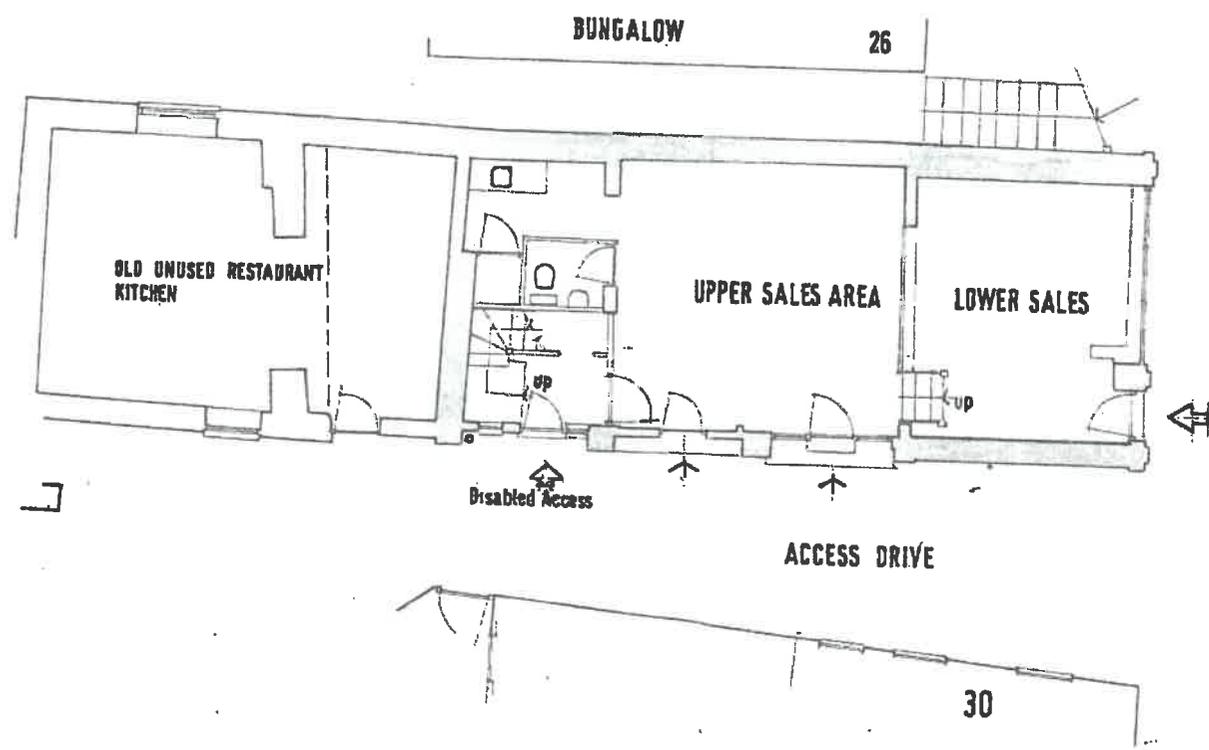


TYPICAL SECTION

PROPOSED CHANGE OF USE OF PART OF AN OLD UNUSED RESTAURANT
TO AN A1 RETAIL SHOP FOR MRS. KAUR 26 HIGH STREET BURTON LATIMER



EXISTING AND PROPOSED
FIRST FLOOR PLAN



EXISTING AND PROPOSED
GROUND FLOOR PLAN

HIGH STREET

BOROUGH OF KETTERING
DEVELOPMENT SERVICES
RECEIVED
18 JUN 2020
ET 2020 / 0370
FILE

PROPOSED CHANGE OF USE OF PART OF AN OLD UNUSED RESTAURANT
TO AN A1 RETAIL SHOP FOR MRS. KAUR, 26 HIGH STREET, BURTON LATIMER

KETTERING COMMUNITY
ARCHITECTS

ARCHITECTS AND LANDSCAPE DESIGNERS
1 THE CLAVONS, KETTERING, LEICESTERShire, LE16 2JH
Telephone 01530 512072
Scale 1:100
Date 04.06.2012 12.50
Drawn P.A.
Drawing No. 100 Planning in compliance

22c Page 55

This page is intentionally left blank

BOROUGH OF KETTERING

Committee	Full Planning Committee - 08/09/2020	Item No: 5.4
Report Originator	Ruth James Assistant Development Officer	Application No: KET/2020/0433
Wards Affected	Desborough St. Giles	
Location	33 Copelands Road, Desborough	
Proposal	Full Application: Raised roof height to garage with extension to rear	
Applicant	Mr N Hopkins	

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 in the table below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. The materials to be used in the construction of the external surfaces of the garage extension hereby permitted shall match, in type, colour and texture, those on the existing building.

REASON: In the interests of visual amenity in accordance Policy 8 of the North Northamptonshire Joint Core Strategy.

4. The garage building hereby approved shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such.

REASON: In the interests of amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2020/0433

This application is reported for committee 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 27/07/2020

Site Description

The application site lies within the town boundary to the northeast of Desborough within an established residential area. The property is located on the eastern side of Copelands Road and sits forward within its plot following the uniform build line of the street. The property types within Copelands Road are very varied and of different designs and finishes. The main East Midland Railway Line runs to the north of Copelands Road.

No. 33 Copelands Road is a detached bungalow constructed from yellow brick with a gable roof finished with brown concrete tiles. The windows and doors are white uPVC replacement and the property has a front gable projection with curved bay window. To the northern side there is a driveway with parking for up to 2 no. cars. The front amenity area offers further off road parking and has open access from the road. Across the driveway and set back from the access, there are wooden gates. Beyond these there is a detached garage with additional parking space between the garage and the gates.

To the rear the property benefits from a good sized garden which is mainly laid to lawn with mature planting and a summer house on the rear boundary. The boundary treatments are comprised of mature planting and 1.8 metres high close board fencing with concrete posts. To the south of the property there is an unfinished dwelling with ongoing building works. The boundary fencing along this side is unfinished with work in progress.

Proposed Development

The application seeks consent to extend the existing garage and raise the height of the roof.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Desborough Town Council

No comments received

Neighbours

Notifications were sent out to neighbouring occupiers and a site notice was erected. Responses from five addresses were received.

Comments received from the occupants of no.29 Copelands Road:

- Objection: loss of light towards neighbouring property; use of garage for a body shop repair business; increase to traffic, noise and pollution; increased water ingress

Comments received from the occupants of no.36 Copelands Road:

- Concerns regarding the use of the garage and traffic congestion in the road.

Comments received from the occupants of no.37 Copelands Road:

- Objection: loss of light from the increased height; impact of the building works upon the boundary hedge.

Comments received from the occupants of no.39 Copelands Road:

- Objection: Installation of a vehicle inspection ramp; potential storage of flammable materials; use of the garage and increased size; increase to traffic, noise and pollution.

Comments received from the occupants of no.41 Copelands Road:

- Objection: Intended use of the garage; increase to size; increase to traffic; precedent set by a planning consent for a business to run from no.49 will mean that other businesses will also be allowed to operate from properties within Copelands Road.

5.0 Planning Policy

National Planning Policy Framework

Policy 12. Achieving well-designed places

Development Plan Policies

North Northamptonshire Joint Core Strategy

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 35. Housing: Within Towns

6.0 Financial/Resource Implications

None

7.0 Climate Change Implications

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development. National planning policy and guidance is clear that effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The development plan comprising the North Northamptonshire Joint Core Strategy, Local Plan and Kettering Town Centre Action Plan makes clear the importance of climate change and seeks to create more sustainable places that are naturally resilient to future climate change. This will be further amplified by the emerging Site Specific Part 2 Local Plan once adopted which is being prepared within this context. Policies contained within the Part 2 Local Plan will help contribute towards a reduction in greenhouse gas emissions and will secure that the development and use of land contributes to the mitigation of, and adaption to, climate change.

8.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development
2. Character and Design
3. Residential Amenity

1. Principle of Development

The application seeks the extension of the garage and increase to the height.

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.

The site is located within the designated town boundary; the scheme would therefore strengthen the network of settlements within the borough in compliance with Policy 11 of the North Northamptonshire Joint Core Strategy.

Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of extensions to residential properties provided there is no adverse impact on character, appearance and residential amenity.

Subject to detailed consideration being given to the impact of the proposed works, having an acceptable impact on the character and appearance of the area and residential amenity, and ensuring it complies with national and local policies, detailed above, the principle of development is considered acceptable.

2. Character and design

Policy 8(d) of the North Northamptonshire Joint Core Strategy requires new development to respond to the site's immediate and wider context and local character.

The application site is located on the eastern side of Copelands Road and sits forward within its plot following the uniform build line of the street. The proposed development would be to the rear of the property and therefore would not impact the street scene to the front.

The garage, which is the subject of this application, is detached and located on the northern boundary set back from the adjacent highway by approximately 28 metres. The existing garage has a length of 6.5 metres, a width of 4.4 metres and the gabled roof has an eaves height of 1.8 metres with a ridge height of 3.3 metres. The proposed scheme would extend the garage length to the rear and increase the height. The extended garage would have a length of 13 metres, an eaves height of 2.8 metres and a ridge height of 4.6 metres. The extended section would be 1 metre wider than the existing garage. Materials would match with the existing and can be secured by condition.

The alterations to the garage would see the roof height raised by 1.3 metres at the ridge and 0.5 metres at the eaves. The addition to the height is not considered to be significant in planning terms. The land levels to the rear of the existing garage drop down and so in design terms this helps keep any potential impacts from the increased height, to an acceptable level. The design remains in the style of the existing garage, which is considered to be appropriate in the context of the large garden and residential setting. Certainly, the property is able to accommodate the additional length, width and height of the extended garage comfortably.

There is no alteration to the use of the garage, it will remain as a domestic residential garage within a domestic residential setting and will be used for purposes incidental to the enjoyment of a dwelling house; an appropriate condition will be applied to any consent given securing this.

It is considered that the proposals represent a suitable form of development within the curtilage of a residential dwelling. The design would not be visually prominent and is appropriate in the context of a residential garden setting. The proposal therefore accords with Policies 12 of the National Planning Policy Framework and 8(d) of the North Northamptonshire Joint Core Strategy in that the new development responds to the site's immediate and wider context and local character and is of good design.

3. Residential Amenity

In addition to seeking development to respect the character of an area, Policy 8(e) of the North Northamptonshire Joint Core Strategy seeks to ensure that development prevents harm to the residential amenities of neighbouring properties, such as by reason of overbearing, loss of light or overlooking.

The proposed garage extension would be a low level development, set away from both the host dwelling and the closest neighbouring property to the north; no.37 Copelands Road. The separation distance between the garage extension and this neighbour would be over 16 metres. The gable roof would slope away from the boundary, reducing any potential impacts from the small increase to roof height (1.3 metres at the ridge and 0.5 metres at the eaves). There are no concerns with overlooking, given that there would be no windows in the north side elevation of the garage extension. Notwithstanding this, neighbour objections and comments have been received from five addresses in respect of the following matters:

- Loss of light towards neighbouring property
- Impact of the building works upon the boundary hedge
- Use of the garage for a body shop repair business including the installation of a vehicle inspection ramp and the storage of flammable materials
- The running of an existing business from no.49 Copelands Road, setting a precedent to allow a business to run from the application site
- Increase to traffic, noise and pollution
- Traffic congestion in Copelands Road
- Increased water ingress

Loss of light towards neighbouring property – as discussed, the increased height of the garage would be small at just over a metre, and this is to the ridge, which would slope away from the boundary with no.37. The increased height to the eaves would be 0.5 metres. Given the separation distance (16 metres), the position of the garage in relation to this northern neighbour, and the orientation of the site, any increase to over shadowing towards this area of no. 37's garden would be small and there would be no loss of light towards the dwelling.

Impact of the building works upon the boundary hedge – This is not a material planning consideration and therefore cannot be taken into account.

Use of the garage for a body shop repair business including the installation of a vehicle inspection ramp and the storage of flammable materials – The application is not for a business use. The extension to the garage is to support the applicant's own personal hobby and interest in classic American cars. There is no evidence to support the installation of a vehicle inspection ramp, however such an installation inside a building does not require planning permission or confirm the use of the garage for business purposes. Similarly, there is no evidence to suggest that flammable materials would be stored other than what is commensurate within a domestic residential garage either in terms of type or quantity and as such, this is not a material planning consideration. In the interest of prudence, a planning condition will be applied to any consent to ensure that the garage is only ever used for purposes incidental to the main dwelling house.

The running of an existing business from no.49 Copelands Road, setting a precedent to allow a business to run from the application site – the application is not for a business use. The development would provide space for 2 no. vehicles in a tandem format, which is no larger than the provision of any double garage within a domestic setting.

Increase to traffic, noise and pollution – an extension of this size, for a residential use does not give rise to increased levels of traffic, noise and pollution, beyond what is considered acceptable within a residential setting.

Increased water ingress – The occupants at no.29 have complained that they would experience more water on their property as a result of the development. Given that no. 29 is over 30 metres away from the application site, separated by two residential properties with a large amount of garden space between them, and that the properties within Copelands Road are not located within a flood zone, there are no concerns regarding increased water run-off from the development.

It is therefore considered that the proposed development is in accordance with Policy 8(e) of the North Northamptonshire Joint Core Strategy in that the new development does not result in an unacceptable impact upon the amenities of neighbouring properties.

Conclusion

Subject to conditions relating to ancillary use and materials, it is considered that the proposal complies with policies within the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date: 19/08/20

Contact Officer:

Previous Reports/Minutes

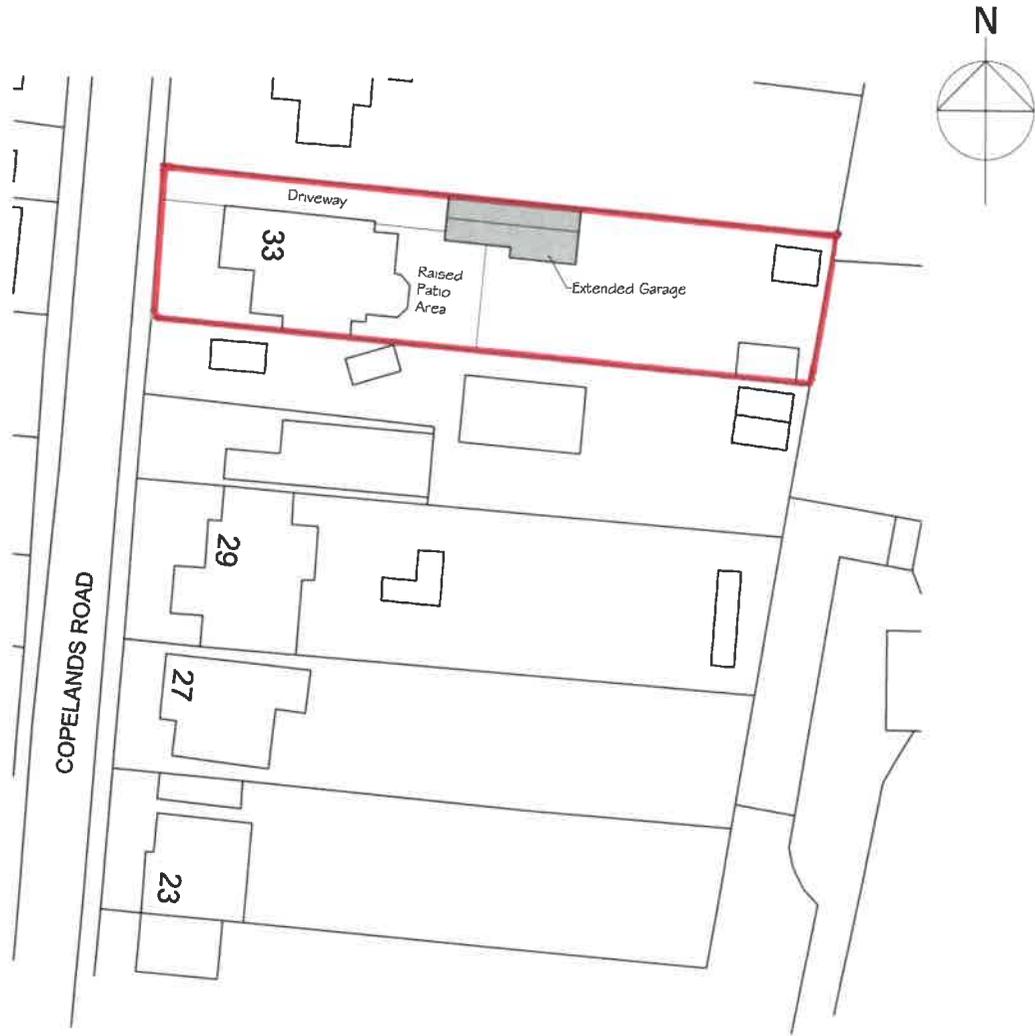
Ref:

Date:

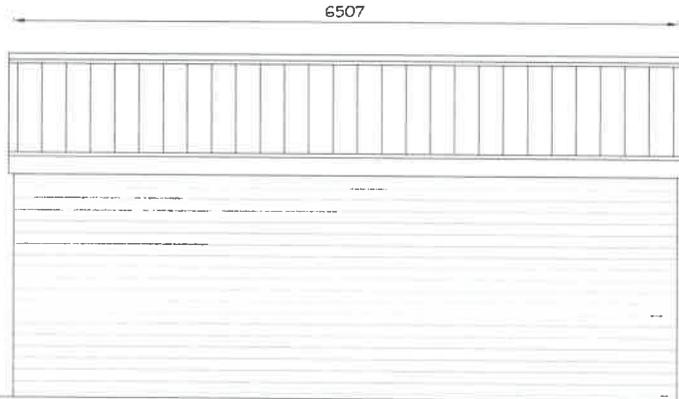
Ruth James, Assistant Development Officer on 01536 534316



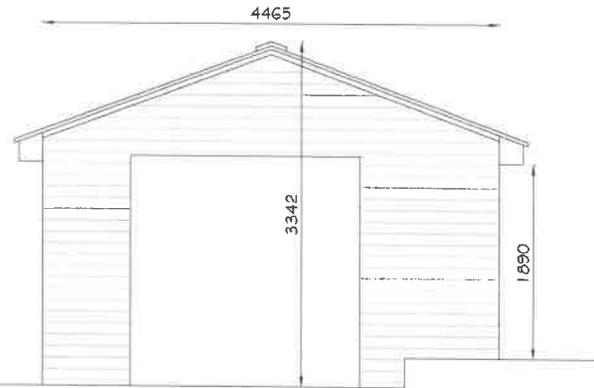
Rev.	Date	Description of Issue	Chkd
Revisions			
Issue Purpose: For Planning			
Project 33 Copelands Road Desborough			
Drawing Title: Site Location Plan			
Drawn By: TAC		Checked By:	
Scales: 1/1250 @ A3		Date: 01.07.20	
Drawing No. COPELANDS 01			Rev.



Rev.	Date	Description of Issue	Chkd
A	09.07.20	Scope of works identified	TAD
Revisions			
Issue Purpose: For Planning			
Project: 33 Copelands Road Desborough			
Drawing Title: Site Layout Plan			
Drawn By: TAD		Checked By:	
Scales: 1/500 @ A3		Date: 01.07.20	
Drawing No. COPELANDS 02			Rev. A



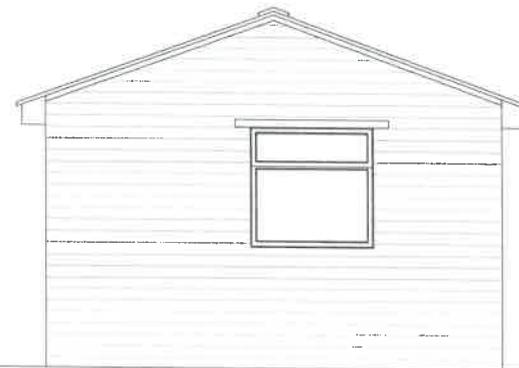
Side Elevation



Front Elevation

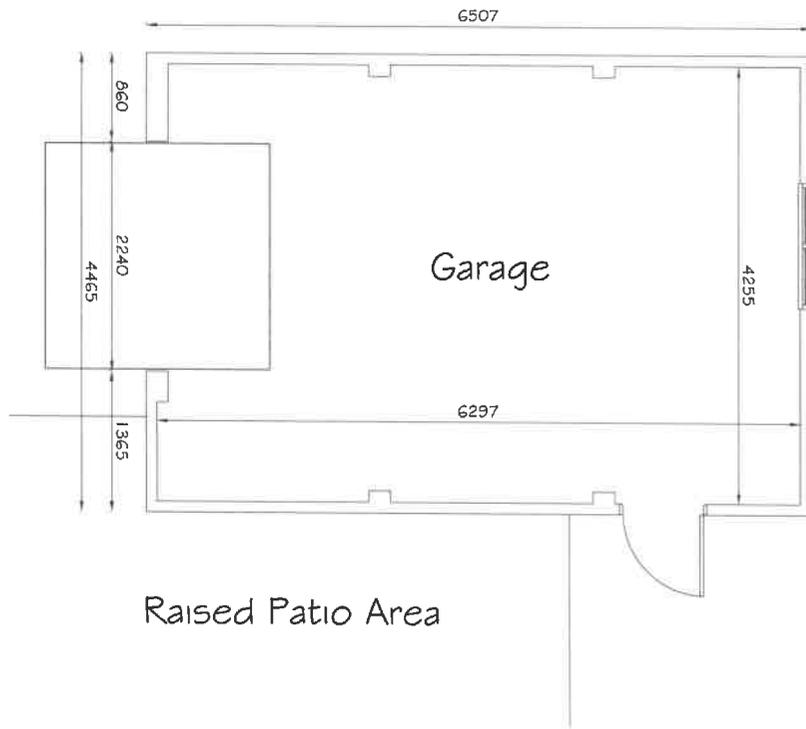


Side Elevation

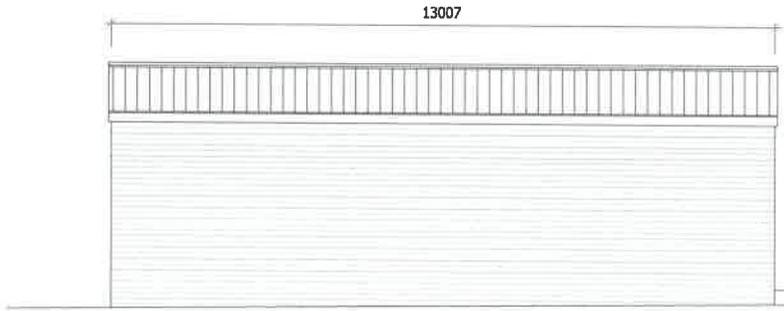


Rear Elevation

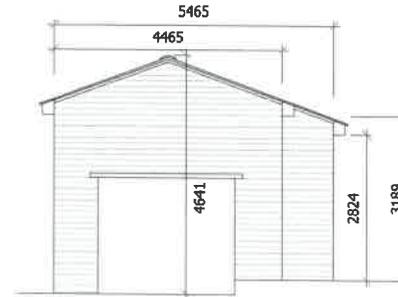
Rev.	Date	Description of Issue	Chkd
Revisions			
Issue Purpose: For Planning			
Project: 33 Copelands Road Desborough			
Drawing Title: Existing Garage Elevations			
Drawn By: TAO		Checked By:	
Scales: 1/50 @ A3		Date: 01.07.20	
Drawing No. COPELANDS 04			Rev. -



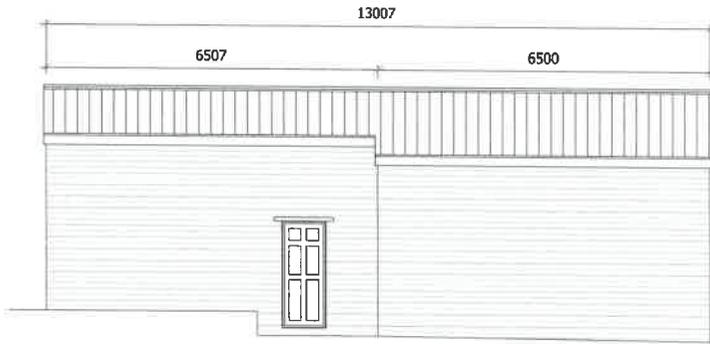
Rev.	Date	Description of Issue	Chkd
Revisions			
Issue Purpose: For Planning			
Project 33 Copelands Road Desborough			
Drawing Title: Existing Garage Floor Plan			
Drawn By: TAC		Checked By:	
Scales: 1/50 @ A3		Date: 01.07.20	
Drawing No. COPELANDS 03			Rev. -



Side Elevation



Front Elevation

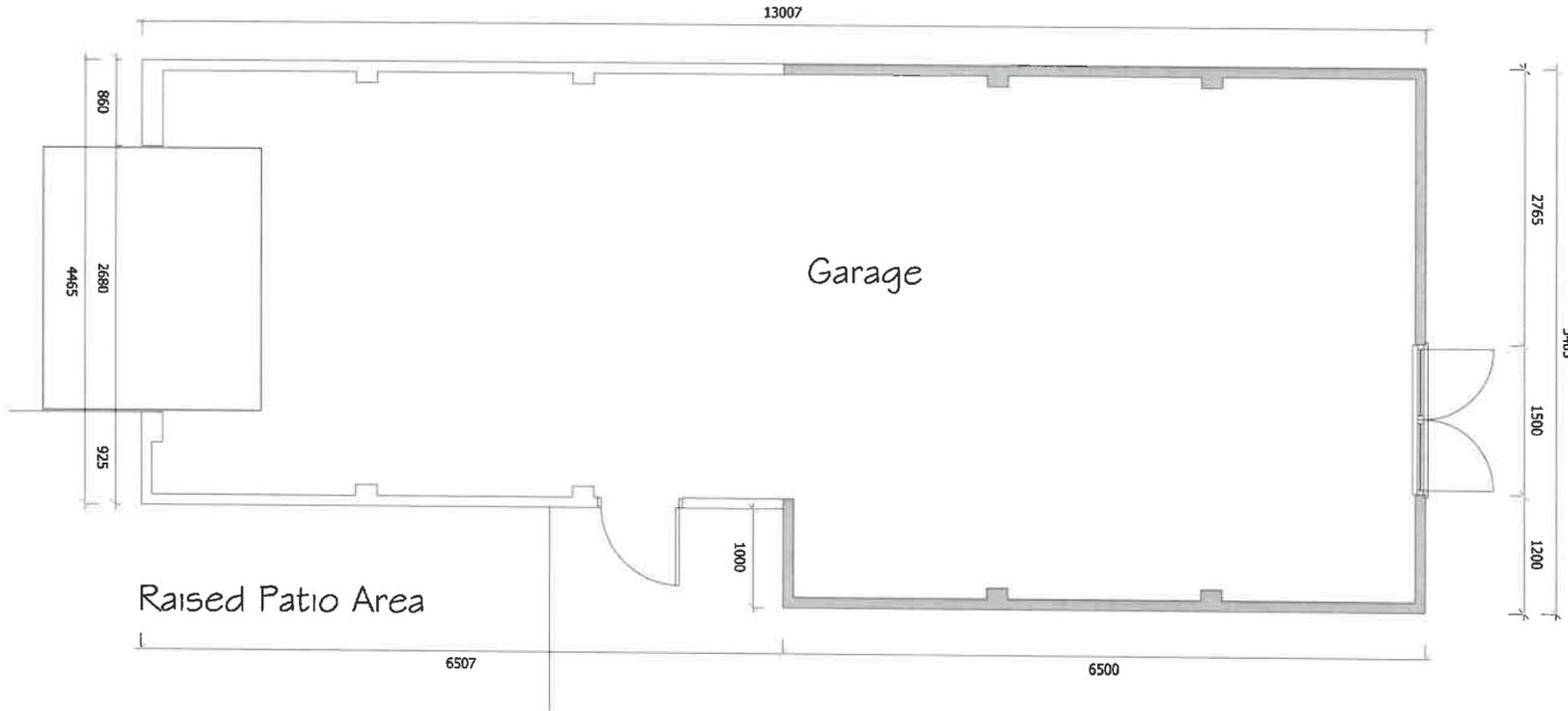


Side Elevation



Rear Elevation

Rev.	Date	Description of Issue	Chkd
Revisions			
Issue Purpose: For Planning			
Project 33 Copelands Road Desborough			
Drawing Title: Proposed Garage Elevations			
Drawn By: TAO		Checked By:	
Scales: 1/100 @ A3		Date: 01.07.20	
Drawing No. COPELANDS 06			Rev. -



Rev.	Date	Description of Issue	Chkd
Revisions			
Issue Purpose: For Planning			
Project: 33 Copelands Road Desborough			
Drawing Title: Proposed Garage Floor Plan			
Drawn By: TAO		Checked By:	
Scales: 1/50 @ A3		Date: 01.07.20	
Drawing No. COPELANDS 05			Rev. -

This page is intentionally left blank