

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 09/04/2013</b>	<b>Item No: 5.3</b>
<b>Report Originator</b>	<b>Lewis Goodley Assistant Planning Officer</b>	<b>Application No: KET/2013/0049</b>
<b>Wards Affected</b>	<b>Burton Latimer</b>	
<b>Location</b>	<b>37 Bridle Road, Burton Latimer</b>	
<b>Proposal</b>	<b>Full Application: Single storey rear extension and detached garage</b>	
<b>Applicant</b>	<b>Mr M Bunyan</b>	

### **1. PURPOSE OF REPORT**

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

### **2. RECOMMENDATION**

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

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

REASON: In the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

3. The development hereby permitted shall not be carried out other than in accordance with the amended plans received by the Council 08.03.13

REASON: For clarity the permission only approves development in accordance with the amended plans to protect visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the side or rear roof planes of the building.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

### **Justification for Granting Planning Permission**

The proposal is in accordance with national and local policies as set out in Section 7 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy. There are no material considerations that indicate against the proposal.

## **Officers Report**

### **3.0 Information**

#### **Relevant Planning History**

This application was called in for consideration by the Planning Committee by Councillor Zanger.

#### **Site Description**

The application site is located to the east of Bridle Road within Burton Latimer. The site comprises of a detached bungalow within a large plot standing at the end of a row of similarly proportioned detached residential bungalows.

The property is block built with an external cream render finish with white uPVC window and door frames and a pitched grey concrete tiled roof. A gable ended addition and flat roofed porch add architectural detail to the front elevation facing Bridle Road.

A garage which adjoins the boundary of No.35 Bridle Road accessed by a side concrete and gravelled driveway provides space for off-street parking. A large and established garden to the rear of the property provides private amenity space. The garden is bound by the enclosed rear gardens of neighbouring properties.

#### **Proposed Development**

Rear single storey extension and detached garage.

#### **Any Constraints Affecting The Site**

None

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

#### **Parish/Town Council**

No Objection

#### **Neighbours**

One letter of objection was received from the occupants of No.35 Bridle Road raising the following concerns:

- Loss of direct sunlight into the kitchen as a result of the proposed rear extension
- Loss of light into the dining room through a side window as a result of the proposed boundary wall
- Shadowing and enclosure of the garden from the cumulative effects of the boundary wall and detached garage.
- Potential future loss of privacy if the proposed roof space is converted into habitable space

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Core Planning Principles

Policy 7 – Requiring Good Design

### **Development Plan Policies**

### **North Northamptonshire Core Spatial Strategy**

Policy 13 – General Sustainable Design Principles

## **6.0 Financial/Resource Implications**

None

## **7.0 Planning Considerations**

The key issues for consideration in this application are:-

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

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

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the Development Plan, unless material planning considerations indicate otherwise.

National and local policies support appropriate alterations to dwellings in established residential areas. Policy 13 of the North Northamptonshire Core Spatial Strategy (CSS) is supportive of householder development subject to a number of sustainable development principles. The principle of development is therefore established, subject to the considerations described below.

### **2. Design and Character**

Policy 13 of the CSS and Policy 7 of the National Planning Policy Framework (NPPF) requires development to be a good standard of design whilst respecting and enhancing the character of its surroundings.

The proposed development will occur mostly to the rear of the property. A single storey extension will extend approximately 8 metres from the existing rear elevation, spanning the full width of the existing bungalow. A pitched roof is proposed with a ridge running centrally adjoining the existing ridge of the bungalow. This would create a new rear gable ended eastern elevation.

This element of the proposed development will occur to the rear of existing property is not readily visible from the street or any public viewpoints. As a result there will be no impact in terms of design.

The proposed alterations to the front of the property do not benefit from permission under the General Permitted Development Order 2008 (As Amended) despite representing only a minor change. The pitched gable ended front addition will have its roof repositioned to cover the existing flat roofed porch. This will achieve a proportioned and balanced change to the front elevation, maintaining the symmetry of the property whilst reflecting the prevailing character of other properties within the street.

The demolition of the side garage and its proposed replacement further back within the plot will not adversely impact upon the character of the street. Located behind the property it will remain largely obscured from the street. Its design and scale is not visually overbearing or at odds with the residential character of the location.

### 3. Impact Upon Residential Amenity

Policy 13 (l) of the CSS requires that development does not result in an unacceptable impact upon the amenity of residential properties by reason of noise, vibration, smell, loss of light or other pollution, loss of light or overlooking.

An objection relating to a potential loss of light was made by the occupiers of the neighbouring property of No.35 Bridle Road. Concern was expressed that the proposed single storey extension would reduce natural light from entering their property especially along the aspect of their property with openings facing the application site.

The proposed extension will project approximately 8 metres from the existing rear elevation of the property. Coupled with its pitched roof and ridge height of 4.5 metres potential for over shadowing is minimal during the course of the day. The development therefore does not impact detrimentally upon the residential amenity of neighbouring No.35 Bridle Road.

The proposed extension will match the existing ridge height of the property but will pitch away from neighbouring properties. Combined with the proposal only being one storey in height sufficient distancing between the proposal site and neighbouring properties, including No.35 is maintained.

Direct sunlight currently shines into the kitchen window of neighbouring No.35 Bridle Road for part of the day. The kitchen will still benefit from direct sunlight through this window due to the configuration of the proposed roof. Pitching away from No.35 to a central point an approximate distance of 10 metres will remain from the proposed ridge height to the neighbouring kitchen window. A distance of 5 metres will also be maintained between the proposed western side elevation and the kitchen window of No. 35. The proposal will therefore not result in the loss of direct sunlight into the kitchen as the sun tracks east to west through the southern part of the sky. Natural light will also enter the kitchen through a secondary opening, gaining light through the conservatory.

The objection from the residents of No.35 Bridle Road also expressed concerns relating to a loss of light from the proposed boundary wall and detached garage. Proposed at a height of 2 metres the boundary wall benefits from permission under the General Permitted Development Order 2008 (As Amended). Regardless of this the presence of the existing garage, existing boundary treatment and the sufficient distancing between the boundary and No.35 Bridle Road mean the resultant effects will be minimal.

The detached garage being 3.2metres in height with an eaves height of 2metres is located on the boundary line between the application site and No.35 Bridle Road. It will create a degree of shading within the garden of No.35 however this will only represent a minor change within a small part of what is a substantially sized garden and is therefore acceptable.

Due to the one storey nature of the development the proposed window and roof lights along the side western elevation will not result in the loss of privacy or result in overlooking for adjoining properties which face Nene Road. Existing boundary treatment and sufficient distancing help maintain the residential amenity. The proposed openings to the rear elevation maintain the existing relationship between the property and adjacent properties.

A condition removing general permitted development rights in relation to alterations to the roof planes is proposed alongside any permission in order to safeguard the residential amenity of neighbouring properties if internal alterations were undertaken at a later stage.

The proposed development therefore accords with Policy 13 (I) as no unacceptable impact upon the amenity of residential properties by reason of noise, vibration, smell, loss of light or other pollution, loss of light or overlooking will occur as a result of this development.

### **Conclusion**

With regard to the legal requirement under S.38(6) Planning and Compulsory Purchase Act 2004 for the Planning Committee to determine all planning applications in accordance with the Development Plan unless material considerations indicate otherwise; it is considered that the proposed development complies with national and local policy and no material considerations which indicate against the proposal remain. The application is therefore recommended for approval, subject to conditions.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

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

Ref:

Date:

Lewis Goodley, Assistant Planning Officer on 01536 534316

# SITE LOCATION PLAN

37 Bridle Road, Burton Latimer  
Application No.: KET/2013/0049



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