

BOROUGH OF KETTERING

Committee	Full Planning Committee - 07/05/2013	Item No: 5.6
Report Originator	Rebecca Collins Senior Development Officer	Application No: KET/2013/0204
Wards Affected	Barton	
Location	40 Grosvenor Road, Barton Seagrave	
Proposal	Full Application: Garden store	
Applicant	Mr G Webster	

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 shown on drawing number 01A received 8th April 2013.

REASON: To protect the character of the area and the street scene in accordance with policy 13 of the CSS and policy 7 of the NPPF.

Justification for Granting Planning Permission

The proposal is in accordance with national and local policies as set out in Policy 7 of the National Planning Policy Framework, Policies 1 and 13 of the North Northamptonshire Core Spatial Strategy, and Policy 35 of the Local Plan for Kettering Borough. There are no material considerations that indicate against the proposal.

Officers Report

3.0 Information

Relevant Planning History

KET/2003/0266 – Single storey side extension (approved)

KET/2011/0350 – front and rear dormer extensions (approved)

Site Description

Officer's site inspection was carried out on 02/04/2013.

The application site consists of a two-storey semi-detached dwelling with dormer windows and integral garage. The property is constructed of red brick with white UPVC windows and doors. There is an existing single storey side extension with pitched roof, attached to the northern elevation of the dwelling. There is an existing detached wooden shed with pitched roof on a raised ground level (approximately 0.75m higher than the dwellinghouse ground level) to the side (north) of the existing dwelling (this is to be replaced). This shed is located behind a 1.8 metre high brick wall (to be removed), separating the garden from the individual car parking space to the front of the property accessed off Grosvenor Road and a 1.8m close boarded fence and dense hedge to the front boundary of the site with the public highway.

This property is set in a reasonably sized plot with a 1.8m close boarded fence to the rear (eastern) boundary of the application site.

Next to the property/shed is an existing electricity substation, surrounded by brick walls separating the application site from the neighbouring property to the east. The proposal is a good distance from all other neighbouring properties.

Proposed Development

The proposal is for a replacement garden store to the north of the existing property.

Any Constraints Affecting the Site

N/A

4.0 Consultation and Customer Impact

Parish/Town Council

No objections.

This application is being considered by Members as the agent is related to a member of Kettering Borough Council staff.

5.0 Planning Policy

National Planning Policy Framework

Policy 7 – requiring good design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1 – Strengthening the network of settlements

Policy 13 – General Sustainable Design Principles

Local Plan

Policy 35 – Development within towns

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle
2. Character
3. Amenity

1. Principle

Policy 1 of the North Northamptonshire Core Spatial Strategy (CSS) and policy 35 of the Local Plan for Kettering Borough require all new development to be located within settlement boundaries. The proposal is located within the designated settlement boundary of Barton Seagrave and adjacent to existing residential properties. The proposal is therefore considered acceptable in principle and in accordance with policy 13 of the CSS and 35 of the Local Plan.

2. Character

The proposal is a maximum height of 2.9 metres with a flat roof. It will be largely hidden from view by existing boundary treatments and it will replace an existing shed with a pitched roof, which is on a raised ground level. The replacement flat roofed garden store on a reduced ground level is unlikely to be visible from the public realm or have an unacceptable impact on the street scene. The proposal is therefore unlikely to have a significant impact on the character of the area or the street scene in accordance with policies 7 of the NPPF and 13 of the CSS.

3. Amenity

The proposal is single storey and a significant distance from all other surrounding neighbouring properties, due to the height of the proposal and its distance from neighbouring properties then it is unlikely to have a significant impact on the amenity of neighbours in accordance with

policy 13 of the CSS.

Conclusion

The proposal is considered acceptable in principle and is unlikely to have a significant impact on the character of the area or the amenity of neighbouring properties in accordance with policy 7 of the NPPF, policy 1 and 13 of the CSS and policy 35 of the Local Plan for Kettering Borough.

Background Papers

Title of Document:

Date:

Contact Officer:

Rebecca Collins, Senior Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date: