

BOROUGH OF KETTERING

Committee	Full Planning Committee - 30/07/2013	Item No: 5.8
Report Originator	Fjola Stevens Development Officer	Application No: KET/2013/0390
Wards Affected	Desborough Loatland	
Location	5 Ironwood Avenue, Desborough	
Proposal	Full Application: Three storey rear extension	
Applicant	Mr I Kilsby	

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 extension 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.

Officers Report

3.0 Information

Relevant Planning History

None

Site Description

Officer's site inspection was carried out on 2nd July 2013.

The application property is a 3 storey double fronted detached dwelling with brick elevations, plain roof tiles and cream double glazed windows. A similar 3 storey property lies to the north west whilst to the east there is an access to a rear parking courtyard beyond which lies a 3 storey semi-detached property.

Proposed Development

This application seeks planning permission for a 3 storey rear extension. The proposed extension would measure approx. 2.5m(d) x 3.7m(w) x 8.9m(h)

Any Constraints Affecting The Site

None

4.0 Consultation and Customer Impact

Town Council

No objection. This planning application does not appear to affect neighbouring properties.

Neighbours

1 objection

- building would look unsightly and block light into garden of no. 3 Ironwood Avenue

5.0 Planning Policy

National Planning Policy Framework

Core Principles

S. 7 Requiring good design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

P. 13 General sustainable development principles

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

This application seeks planning permission for an extension to a dwelling in an existing built up area and therefore the proposal is acceptable in principle and the key issues for consideration in this application are:

1. Residential Amenity
2. Visual Amenity

1. Residential Amenity

Policy 13(l) of the CSS states that new developments should not have an unacceptable impact upon neighbours as a result of overlooking and loss of light. Although the proposed extension would be 3 storeys high, it has been set down from the height of the main dwelling. In addition, it has been located to the eastern side of the rear elevation thereby ensuring it is sited away from the neighbouring dwelling to the north west (no. 3 Ironwood Avenue). The extension would be located 7m from the shared boundary, and 9m from the conservatory extension on the rear of the neighbouring property. These distances are adequate to ensure that the extension would not be overbearing. Furthermore due to the orientation of the property, the depth of the proposed extension (2.5m) and the location of the extension it would not result in a loss of light to no. 3 Ironwood Avenue.

The neighbouring dwelling to the east (No. 7 Ironwood Avenue) is also 3 storeys, it has a blank flank wall adjacent to the application site and the property is located 6m from the proposed extension. It's considered that due to the scale and siting of the proposed extension it would also not have an unacceptable impact upon living conditions or privacy of occupiers of no. 7 Ironwood Avenue.

The proposed extension would only extend 2.5m from the rear elevation of the dwelling and would only have windows on the rear elevation, thereby ensuring that the proposal would not overlook the adjacent properties or result in loss of light. The proposal therefore would not have an unacceptable impact upon neighbours and as a result it accords with policy 13(l) of the CSS.

2. Visual Amenity

The NPPF (Section 7) and Policy 13(h) of the CSS require new development to be of a high quality design to ensure that it respects its context and does not harm the visual amenity of the surrounding area. The proposed extension is located to the rear of the building and due to its size it would be subservient to the main dwelling. External materials would match those of the existing dwelling, the proportions of the window would remain as existing, and the roof pitch of the proposal would reflect the existing dormer style window which would be retained on the rear elevation, all of which would ensure that the extension sits comfortably on the host dwelling. It is therefore considered that the

proposed extension would not detract from the existing dwelling and would not look unsightly. In addition, whilst the proposed extension would be visible from Ironwood Avenue via the access to the rear parking courtyard, due to the scale and design of the extension it would not detract from the streetscene or the visual amenity of the surrounding area.

It is therefore considered that, due to the scale, design and materials of the building, it would respect its context and the visual amenity of the locality. The proposal therefore accords with policy 13(h) of the CSS.

Comments on other points raised by proposal

The letter of objection received raised a number of additional concerns about the proposal and the applicant, however these did not constitute material planning considerations and, as such, have not been taken into account.

Conclusion

The proposed extension by virtue of its siting, scale and design would be subservient to the main dwellinghouse and would not detract from the appearance of either the host dwelling or the surrounding area. Furthermore, due to the siting of the extension and its minimal depth it would not harm the amenities of the occupiers of neighbouring dwellings. The proposal therefore accords with the NPPF and policy 13 of the North Northamptonshire Core Spatial Strategy.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Fjola Stevens, Development Officer on 01536 534316