

BOROUGH OF KETTERING

Committee	Full Planning Committee - 24/09/2013	Item No: 5.6
Report Originator	Rebecca Collins Senior Development Officer	Application No: KET/2013/0524
Wards Affected	Queen Eleanor and Buccleuch	
Location	2 St Andrews Lane, Cranford	
Proposal	Full Application: Two storey rear extension and erection of 1 no. dwelling	
Applicant	Blenheim Realty Ltd	

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. No development shall commence on site until details of the types and colours of all external facing limestone 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.

REASON: In the interests of the visual amenities of the area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy and policy 12 of the NPPF.

3. No other works shall commence on site until a sample panel of no less than 1 sq. m demonstrating the coursing, laying and repointing of the limestone to be used in the construction of the external surfaces of the proposed extension and new property has been prepared for inspection and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To protect the character and appearance of the Conservation Area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy and policy 12 of the NPPF.

4. No development shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

REASON: In the interests of the amenities and privacy of the neighbouring property in the interests of amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy and to protect the character and appearance of the Conservation Area in accordance with policy 12 of the NPPF.

5. The ground floor WC and first floor landing windows in the eastern elevation of the proposed new dwelling shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking in accordance with policy 13 of the CSS.

6. 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 eastern elevation or roof plane of the proposed extension or the eastern elevation or roof plane of the proposed property.

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.

7. Due to the previous potentially contaminative use of the site and the underlying geology present throughout Northamptonshire at which the levels of some naturally occurring contaminants frequently exceed the levels at which the risk to human health would be considered acceptable for residential land use; it is expected that there may be unacceptable risks to future occupiers of the site without the following investigation being carried out.

Development on land affected by contamination:

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.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy 11 of the NPPF and 13 of the CSS.

8. Prior to the construction of the new dwelling hereby permitted, a scheme demonstrating how the development will incorporate techniques of sustainable construction and energy efficiency, provision for waste and water recycling and provision for water efficiency and recycling shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of energy efficiency and sustainable construction in accordance with policy 14 of the North Northamptonshire Core Spatial Strategy.

9. This consent does not permit the demolition of any part of the northern stone boundary wall except that indicated as cross-hatched on the approved plan/drawing number BLE 101 PA 001 received on 13 August 2013.

REASON: To protect the character and appearance of the Conservation Area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy and policy 12 of the NPPF.

10. No development shall take place until a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground and finished floor levels has 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.

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

11. 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 building, structure

or other alteration permitted by Class 1 of Part A, B, C, D and E of Schedule 2 of the Order shall be constructed on the application site.

REASON: To protect the character and appearance of the Conservation Area in accordance with policy 13 of the CSS and policy 12 of the NPPF.

12. No development shall take place on site until full details of all windows, doors, timber finishes and rainwater goods including the 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.

REASON: In the interests of the character and appearance of the Conservation Area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy and policy 12 of the NPPF.

Officers Report for KET/2013/0524

3.0 Information

Relevant Planning History

KET/2013/0410 – Rear two storey extension to existing dwelling and 1 no. new dwelling (withdrawn)

Site Description

Officer's site inspection was carried out on 20/08/2013.

On site there is an existing two storey limestone dwelling, which is gable end abutting the highway with wooden windows and doors. To the rear of the property is an existing single storey rendered rear extension. The proposal is to replace the existing single storey extension with a two-storey rear extension. The existing property is modest in size and has a shallow ridge and eaves height similar to other surrounding historic stone cottages. The property currently has a reasonably large garden and surrounding its south and west boundaries is open space. There are three existing windows in the western side elevation of the existing property, which would face the proposed new dwelling.

Abutting the highway is a 1 metre brick and stone wall and vehicle access gate leading to a 1.8 metre stone wall which runs along the rest of St Andrews Lane. Ground levels in this area slope into the site and to the south. The boundaries of the site are marked by 1 metre post and mesh fencing and a partly demolished 1 metre high stone wall.

The application site is located to the south and on the opposite side of the road to a row of Listed limestone cottages and the Woolpack all Grade II Listed. These properties are set significantly back from the highway with large frontages. This pattern of development is repeated along the street, to the north properties are set significantly back from the highway, to the south properties abut the highway. The proposal is also located in the Cranford Conservation Area. There are mature trees to the rear of the site.

Proposed Development

The proposal is for a two storey rear extension to the southern elevation of the existing dwelling and for a new dwelling to be located to the west of the existing.

This is an amended proposal from that originally submitted and withdrawn application (KET/2013/0410). A summary of the changes are as follows:

- The ridge and eaves height of the proposed property have been lowered to match that of the existing dwelling,
- The dormer windows to the rear western elevations of the proposed extension and the proposed new dwelling have been

- removed,
- The car parking arrangements have been amended to comply with highways standards and parking standards,
 - The size of the chimney on the new house has been reduced.

Any Constraints Affecting the Site

Cranford Conservation Area
Setting of a Listed Building
SSSI

4.0 Consultation and Customer Impact

Parish/Town Council

Cranford Parish Council object to this application – reasons to follow.

Highway Authority

No comments

Neighbours

21 neighbouring objections have been received from 12 different addresses at Duck End, High Street, Rectory Hill and St Andrews Lane. A summary of their objections is as follows:

- St Andrews Lane has very restricted access which makes it hard for residents, emergency services, bin men and ambulance to pass
- There is inadequate car parking and poor visibility on St Andrews Lane especially at the point where the proposed access comes out onto St Andrews Lane
- The proposal will lead to further congestion in the Lane
- The proposal will affect the setting of more than 4 Listed Buildings and the new dwelling will be highly visible
- The proposed new dwelling is out of character with surrounding properties, affecting the view across the village field.

5.0 Planning Policy

National Planning Policy Framework

Policy 6 – delivering a wide choice of high quality homes

Policy 7 – Requiring good design

Policy 11 – Conserving and enhancing the natural environment

Policy 12 – Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1 – Strengthening the network of settlements

Policy 9 – Distribution and location of development

Policy 13 – General sustainable development principles

Policy 14 – Energy efficiency and sustainable construction

Local Plan

Policy RA3 – Restricted infill villages

SPGs

Sustainable Design SPD

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle
2. Character and appearance of the Conservation Area
3. Impact on the setting of locally Listed Buildings
4. Amenity
5. Highways
6. Contamination
7. Sustainable Design

1. Principle

The application site is located within the designated settlement of Cranford, where development is considered acceptable in principle. Policy RA3 of the Local Plan for Kettering Borough states that planning permission will only be granted in restricted infill villages, of which Cranford is one, if new development is within the village boundary. Other criteria ensure that new development is appropriate in character; does not involve the development of open land; development is compatible with all other policies; and incorporates sustainable design measures. The proposal is therefore considered acceptable in principle in accordance with policies 1 of the CSS and RA3 of the Local Plan.

2. Character and appearance of the Conservation Area

The Cranford Conservation Area is characterised by the two main built-up areas, which border and define the parkland between them. The Cranford Conservation Area Appraisal outlines that the 'visual impact of buildings around a large open space, Cranford Hall Park, gives the village its special character'. It further recognises that buildings throughout the village are predominantly limestone properties with thatched or tiled roofs.

St Andrews Lane itself is characterised by historic limestone properties, largely small scale cottages which are significantly set back from the highway on the northern side of the street and abutting the highway on the southern side of the street where the application site lies.

The proposal involves the extension of an existing limestone property and the addition of a new property on its garden land to the west of the

application site. Both properties will be visible over the existing 2 metre stone boundary wall adjacent to the highway and from public footpaths and bridleways crossing the Cranford Hall Park. Although, the proposed dwelling would partially block views to the existing dwelling from St Andrews Lane, the proposed dwelling is set back slightly from the public highway so as the existing property retains its presence in the street scene. As outlined in the Cranford Conservation Area Appraisal, stone walls are a strong feature of the Conservation Area and therefore should be retained, this could be conditioned to ensure the character and appearance of the Conservation Area is preserved.

The proposed new dwelling will block views to the proposed two storey rear extension, to the existing property from the public highway. Although this will still be visible from public footpaths to the south. The proposed extension will replace an existing single storey rear extension, which is not considered to be significant nor sympathetic to the existing. Provided the proposed extension is constructed of limestone, appropriately coursed under a sympathetic tiled roof; windows and doors are timber painted or stained as appropriate with glazing details to be checked and approved to ensure appropriate to the Conservation Area then this rear extension is considered acceptable. These matters can be conditioned.

The proposed new dwelling is to be set back from the public highway by less than half a metre. Other residential development on this side of the street generally abuts the highway, however, if this proposal was to do this then the existing stone wall would need to be removed, it is considered that this would be detrimental of the character and appearance of the Conservation Area and its significance as outlined in the Cranford Conservation Area Appraisal. In addition, the applicant has designed the proposed dwelling to be set back to allow views to remain to the side elevation of the existing property and for this to remain a dominant feature in the street scene as existing. This is considered to be a positive approach to retaining the character of this part of the Conservation Area. The new proposed dwelling has been reduced in height from the previously withdrawn application to match the eaves and ridge height of the existing property. The resultant property has more of a rural 'cottage' feel, similar to that of surrounding residential properties. Subject to conditions with regards to materials and the retention of the existing stone wall then the proposal is considered acceptable and will have a limited impact on the character and appearance of the Conservation Area. The proposal is therefore considered in accordance with policy 12 of the NPPF and policy 13 of the CSS.

3 Impact on the setting of Listed Buildings

Opposite the application site is a row of Grade II Listed stone cottages, Listed for group value and the Grade II Listed Woolpack. All properties are set well back from the public highway and on a higher ground level. Number 6 St Andrews Lane is also a Grade II Listed Building whose

curtilage is separated from the application site by the neighbouring property number 4. The curtilage of these buildings are limited and the proposal is unlikely to affect their setting or significance and is a good distance from Cranford Hall, the proposal is therefore considered in accordance with policy 12 of the NPPF and policy 13 of the CSS.

4. Amenity

There are windows in the western side elevation of the existing dwelling, which will be retained for habitable rooms. There are only 3 small windows in the eastern side elevation of the proposed dwelling facing the existing. Two of these windows could be conditioned to be obscure glazed, one for a landing and one for a bathroom window. The other is a small, secondary lounge window which would face a small secondary lounge window in the existing property. Given that the sites are being developed together, the size and location of the windows at ground floor level and that they are separated by proposed car parking they are not considered to give rise to undue concerns with regards to amenity.

There are two existing windows in the eastern side elevation of the existing property facing number 4 St Andrews Lane. One window at ground floor level is to be blocked up with only the first floor window retained. Given the first floor window is existing and the property could be occupied at any time without further planning consent, then retaining this window is considered acceptable and preferable to an additional window in the front elevation of the property which could affect the character of the existing property and the character and appearance of the Conservation Area. A condition will be applied restricting the insertion of windows and doors in the eastern elevation of the proposed building and in the eastern elevation of the proposed two-storey rear extension. The proposal is unlikely to have a significant impact on the amenity of other neighbouring properties and is therefore considered in accordance with policy 13 of the CSS.

5. Highways

The space in between the two properties is insufficient in width to allow two vehicles to park next to each other within the curtilage of the dwellings. There is an existing access for number 2 off St Andrews Lane, therefore there is no intensification of this access. There will however be a requirement for additional vehicles to park on the highway, this is a narrow highway with pavements only on one side but the density of properties is low and many have their own off-street parking, so it is considered that the impact from one additional dwelling will be minimal in this instance and can be supported. The proposed car parking on-site is sufficient to park two cars. Furthermore the Highways Authority have no comments to make with regards to the proposed parking arrangements. The proposal is therefore considered in accordance with policy 13 of the CSS and unlikely to have a significant additional impact on highway safety.

6. Contamination

Due to the underlying geology present throughout Northamptonshire, a full ground investigation will be required to prevent unacceptable risks to future occupants of the site. Subject to this, the proposal is considered acceptable in terms of risk of contaminants and in accordance with policy 11 of the NPPF.

7. Sustainable Design

Policy 14 of the CSS requires new development to meet the highest standards of resource and energy efficiency and a reduction in carbon emissions. All proposals for new development should demonstrate how they are intending to incorporate techniques of sustainable construction and energy efficiency and make provision for waste reduction and recycling and for water efficiency and water recycling, this can be a condition, subject to which the proposal is considered acceptable in terms of sustainable construction and design.

Conclusion

The proposal is considered in accordance with policies 6, 7, 11 and 12 of the NPPF, policies 1, 13 and 14 of the CSS and policy RA3 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: