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**North  
Northamptonshire  
Council**

**Meeting:** North Northamptonshire Area Planning Committee (Kettering)  
**Date:** Wednesday 7<sup>th</sup> September 2022  
**Time:** 7:00 pm  
**Venue:** Council Chamber, Municipal Offices, Bowling Green Road, Kettering, Northants, NN15 7QX

To members of the North Northamptonshire Area Planning Committee (Kettering)

Councillors Mark Rowley (Chair), Cedwien Brown (Vice-Chair), Carter, Dell, Fedorowycz Jelley, Prentice, Smyth and Thurland

Substitute Members : Councillors Henson, Marks, Hakewill and Tubbs

<b>Agenda</b>			
<b>Item</b>	<b>Subject</b>	<b>Officer Presenting Report</b>	<b>Page No</b>
01	Apologies for non-attendance		-
02	Members' Declarations of Interests		-
03	Minutes of the meeting held on 10 <sup>th</sup> August 2022		5 - 8
<b>Items requiring a decision</b>			
04	Applications for planning permission, listed building consent and appeal information*  I) <b>NK/2022/0428:</b> Full Planning Permission: Single storey side extension	Planning Officer	9 - 14
<b>Items to note</b>			
05	Delegated officers report None		
<b>Exempt Items</b>			
06	None Notified		
07	Close of Meeting		

	<p>Adele Wylie, Monitoring Officer North Northamptonshire Council</p>  <p><b>Proper Officer</b> <b>30<sup>th</sup> August 2022</b></p>			
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\*The reports on this agenda include summaries of representations that have been received in response to consultation under the Planning Acts and in accordance with the provisions in the Town and Country Planning (Development Management Procedure) Order 2015.

This agenda has been published by Democratic Services.

Committee Administrator: Callum Galluzzo

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### Meetings at the Council Offices

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### Public Participation

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ITEM	NARRATIVE	DEADLINE
Members of the Public Agenda Statements	Requests to address the committee must be received by 12 Noon on the day before the meeting. Speakers will be limited to speak for 3 minutes.	12 Noon Tuesday 6 September 2022
Member Agenda Statements	A request from a Ward Councillor must be received by 12 Noon on the day before the meeting. The Member will be limited to speak for 5 minutes.	12 Noon Tuesday 6 September 2022

Please see the [procedures for speaking at the Planning Committee](#) before registering to speak.

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### Members' Declarations of Interest

Members are reminded of their duty to ensure they abide by the approved Member Code of Conduct whilst undertaking their role as a Councillor. Where a matter arises at a meeting which **relates to** a Disclosable Pecuniary Interest, you must declare the interest, not participate in any discussion or vote on the matter and must not remain in the room unless granted a dispensation.

Where a matter arises at a meeting which **relates to** other Registerable Interests, you must declare the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but must not take part in any vote on the matter unless you have been granted a dispensation.

Where a matter arises at a meeting which **relates to** your own financial interest (and is not a Disclosable Pecuniary Interest) or **relates to** a financial interest of a relative, friend or close associate, you must disclose the interest and not vote on the matter unless granted a dispensation. You may speak on the matter only if members of the public are also allowed to speak at the meeting.

Members are reminded that they should continue to adhere to the Council's approved rules and protocols during the conduct of meetings. These are contained in the Council's approved Constitution.

If Members have any queries as to whether a Declaration of Interest should be made please contact the Monitoring Officer at – [monitoringofficer@northnorthants.gov.uk](mailto:monitoringofficer@northnorthants.gov.uk)

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## **Minutes of a meeting of the Area Planning Committee Kettering**

At 7.00 pm on Wednesday 10th August, 2022 in the  
Council Chamber, Municipal Offices, Bowling Green Road, Kettering, NN15 7QX

### **Present:-**

#### Members

Councillor Mark Rowley (Chair)  
Councillor Robin Carter  
Councillor Dez Dell  
Councillor Emily Fedorowycz  
Councillor Kevin Thurland

Councillor Cedwien Brown  
Councillor Elliot Keith Prentice  
Councillor Joseph John Smyth  
Councillor Paul Marks

#### Officers

Sanjit Sandhu                      Development Services  
Nigel Bell                              Legal Representative  
Callum Galluzzo                      Democratic Services

### **19 Apologies for non-attendance**

Apologies for absence were received from Councillor Ian Jelley. It was noted that Councillor Paul Marks was acting as a substitute for Councillor Jelley.

### **20 Members' Declarations of Interests**

None

### **21 Minutes of the meeting held on 19th July 2021**

**RESOLVED**                      that the minutes of the meeting of the Area Planning Committee (Kettering) held on 19<sup>th</sup> July 2022 be approved as a correct record.

### **22 Applications for planning permission, listed building consent and appeal information\***

The Committee considered the following applications for planning permission, which were set out in the Development Control's Reports and supplemented verbally and in writing at the meeting.

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:-.

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 Full Planning Permission: Conversion of 2 no. flats to create 2 no. additional flats with fenestration amendments to rear and side ground floor at 119 Rockingham Road, Kettering for Mr M Babad Ryan Estates Ltd</p> <p>Application No: NK/2021/0989</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which full planning permission was being sought to convert the of 2 no. flats to create 2 no. additional flats with fenestration amendments to rear and side ground floor, creating a total of 4 x 1 bedroom flats at the property.</p> <p>Members raised questions regarding Town Council consultation responses and also raised questions regarding adequate ventilation associated with the development.</p> <p>Members agreed that the application was satisfactory and raised no objection in contrary to the officers recommendation to approve the application</p> <p>Following debate it was proposed by Councillor Smyth and seconded by Councillor Carter that the application be approved in line with the officer’s recommendation.</p> <p>It was agreed that the application be <b>APPROVED</b> 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 development hereby permitted shall match, in type, colour and texture, those on the existing building.
3. No development shall commence until a noise mitigation strategy to limit traffic noise on potential residents has been submitted to and approved by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme and the scheme shall be completed before any of the units of accommodation are occupied.

*(Members voted on the officers’ recommendation to approve the application)*

*(Voting: Unanimous)*

*The application was therefore*  
**APPROVED**

**24 Delegated Officers Report**

None

**25 Urgent Items**

None

**26 Close of Meeting**

The meeting closed at 7.15 pm

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Chair

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Date

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## North Northamptonshire Area Planning (Kettering) Committee Wednesday 7<sup>th</sup> September 2022

<b>Application Reference</b>	NK/2022/0428
<b>Case Officer</b>	Louisa Johnson
<b>Location</b>	54 Northampton Road, Broughton
<b>Development</b>	Full Planning Permission: Single storey side extension
<b>Applicant</b>	Mr M Gent
<b>Agent</b>	Mr A Smith ziggurat architectural design
<b>Ward</b>	Burton and Broughton Ward
<b>Overall Expiry Date</b>	24/08/2022
<b>Agreed Extension of Time</b>	

All plans and documents can be viewed using the application reference number at <https://www.kettering.gov.uk/planningApplication/search>

### **Scheme of Delegation**

This application is brought to committee because the relevant town /parish council has a material written objection.

#### **1. Recommendation**

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- 1.1 That planning permission be GRANTED subject to conditions.

#### **2. The Proposal**

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- 2.1 Full Planning Permission: Single storey side extension

#### **3. Site Description**

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- 3.1 The site is a two storey semi-detached dwelling on Northampton Road, Broughton.
- 3.2 Site Constraints:  
None

#### **4. Relevant Planning History**

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##### 4.1 List all previous planning applications as follows:

KET/2005/0456 - Erection of 19 dwellings estate roads garaging and ancillary works – Refused 30-Aug-05

APP/L2820/A/05/1195347 – of KET/2005/0456 Erection of 19 dwellings estate roads garaging and ancillary works – Allowed 22/03/2006

#### **5. Consultation Responses**

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A full copy of all comments received can be found on the Council's website at:  
<https://www.kettering.gov.uk/planningApplication/search>

##### 5.1 Parish / Town Council

Object as adding this further side extension would be over development of the plot. Policy 3a of the Neighbourhood Plan requires development to relate to the immediate surroundings.

##### 5.2 Neighbours / Responses to Publicity

One letter has been received. The letter did not object but included a plan showing matters agreed between the neighbours regarding the boundary treatment.

#### **6. Relevant Planning Policies and Considerations**

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##### 6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

##### 6.2 National Policy

National Planning Policy Framework (NPPF) (2021)  
Policy 2. Achieving sustainable development  
Policy 12. Achieving well-designed places

##### 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

1. Presumption in favour of sustainable development  
8. Place shaping

##### 6.4 Site Specific Part 2 Local Plan

LOC1 – Settlement Boundaries.

##### 6.5 Broughton Neighbourhood Plan

Development Design Policy 3

## **7. Evaluation**

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The key issues for consideration are:

- Principle of Development
- Visual Impact
- Impact on Neighbouring Amenity

### **7.1 Principle of Development**

7.1.1 The application seeks a single storey side extension.

7.1.2 Subject to detailed consideration of the impact of the works, having an acceptable impact on the character and appearance of the area and residential amenity the development is considered acceptable in principle.

### **7.2 Visual Impact**

7.2.1 The site is located on Northampton Road, Broughton. The proposed single storey side extension would measure approximately 4m wide at the rear of the site narrowing to 2.1m wide at the front of the site, 8.3m deep and 2.8m in height with a flat roof.

7.2.2 An objection has been received from the Parish Council on the grounds that the proposal would be an overdevelopment of the plot and would not relate to the immediate surroundings contrary to the Broughton Neighbourhood Plan.

7.2.3 Policy 3 of the Broughton Neighbourhood Plan states that: 'The overall approach to built form, street layout and landscape and dwelling density will be required to ensure that the visual impact of the development is acceptable and will relate sensitively and with respect and consideration to the immediate surrounding area and will reflect the historic characteristics of the village.'

7.2.4 The proposed extension is considered to be of a size in keeping with the host property and leaves a garden space of approximately 81sqm, which is considered to be of sufficient size for a dwelling of the size. Given this it is considered that the proposal does not form an overdevelopment of the site.

7.2.5 The Parish Council also objected on the grounds that the proposal would not relate to the immediate surroundings. However, the proposed extension is a relatively simple flat roofed extension which is similar in style to the host property. Furthermore, the extension is not considered to be out of keeping with the style of properties on Northampton Road which is formed of more modern properties which do not fall within the Broughton Conservation Area and the historic core of the village. It is considered that the proposed extension would relate to the immediate surroundings and would not have a detrimental impact on the character of the host dwelling or surrounding area.

7.2.6 Overall the proposed works would be acceptable in the context of the host property and the surrounding area in accordance with the relevant parts of Policy 12 (NPPF), Policy 8 (NNJCS) and Policy 3 (Broughton Neighbourhood Plan).

### **7.3 Impact on Neighbouring Amenity**

- 7.3.1 The site shares a boundary with 62 Northampton Road, the proposed extension would be on the boundary with no. 62. It is considered that the relatively low height of 2.8m and location of the extension adjacent to the side elevation of no. 62, are such that the proposal would not have a detrimental impact on 62 Northampton Road.
- 7.3.2 The site shares a side boundary with 54 Northampton Road, however the proposed extension would be screened by the existing host dwelling. As such the proposed extension would not have a detrimental impact on 54 Northampton road.
- 7.3.3 The site shares a rear to side boundary with 1 Rathmine Court, the proposed extension would be approximately 6.6m from the boundary with no.1. Given the single storey nature of the proposal it is considered that it would have a detrimental impact on 1 Rathmine Court.
- 7.3.4 It is considered that there will be no unacceptable impact on the amenity of neighbouring residents through this proposal, in accordance with policy 8 of the NNJCS.

### **8. Other Matters**

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- 8.1 None

### **9. Conclusion / Planning Balance**

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- 9.1 In light of the above the application is considered to be in accordance with the Development Plan with no other material considerations that would justify coming to an alternative view.

### **10. Recommendation**

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- 10.1 That planning permission be GRANTED subject to conditions.

### **11. Conditions**

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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 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 development hereby permitted shall be in accordance with the details submitted. REASON: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## 12. Informatives

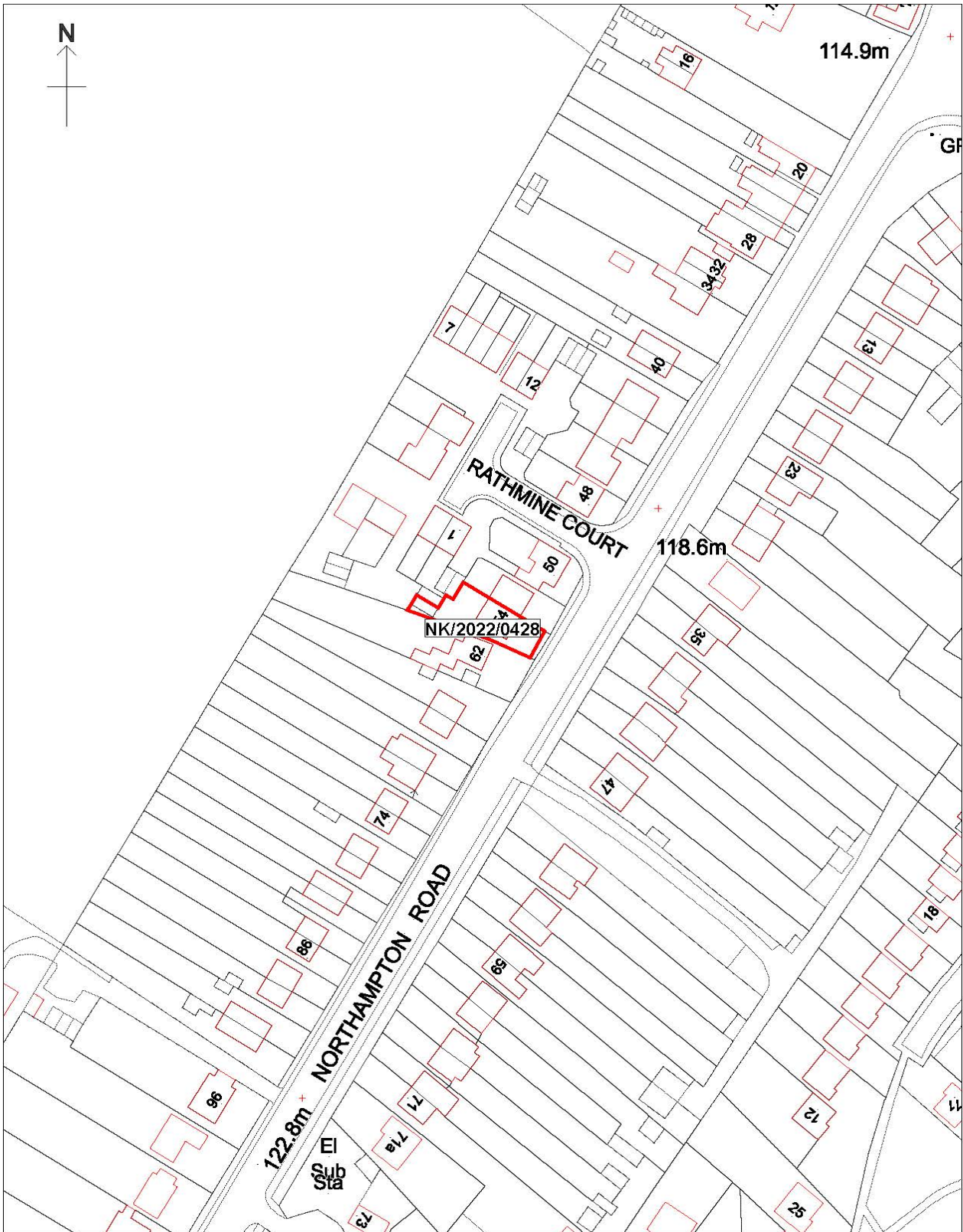
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Positive/Proactive - pre-application advice  
Building Regulations consent required

List of plans

The plans and documents, some of which may have been subsequently referenced by the LPA, are set out below and form the basis for this decision:

<b>Title</b>	<b>NK Ref.</b>	<b>Agent's Ref</b>	<b>Received Date</b>
Location and block plan		22037_01	29/06/2022
Existing/proposed elevations & floor plans		22037_02	29/06/2022



Title: NK/2022/0428 - 54 Northampton Road, Broughton

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