

North Northamptonshire Area Planning (Kettering) Committee Wednesday 7th September 2022

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

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

1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

2.1 Full Planning Permission: Single storey side extension

3. Site Description

3.1 The site is a two storey semi-detached dwelling on Northampton Road, Broughton.

3.2 Site Constraints:
None

4. Relevant Planning History

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

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

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

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

- 8.1 None

9. Conclusion / Planning Balance

- 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

- 10.1 That planning permission be GRANTED subject to conditions.

11. Conditions

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.

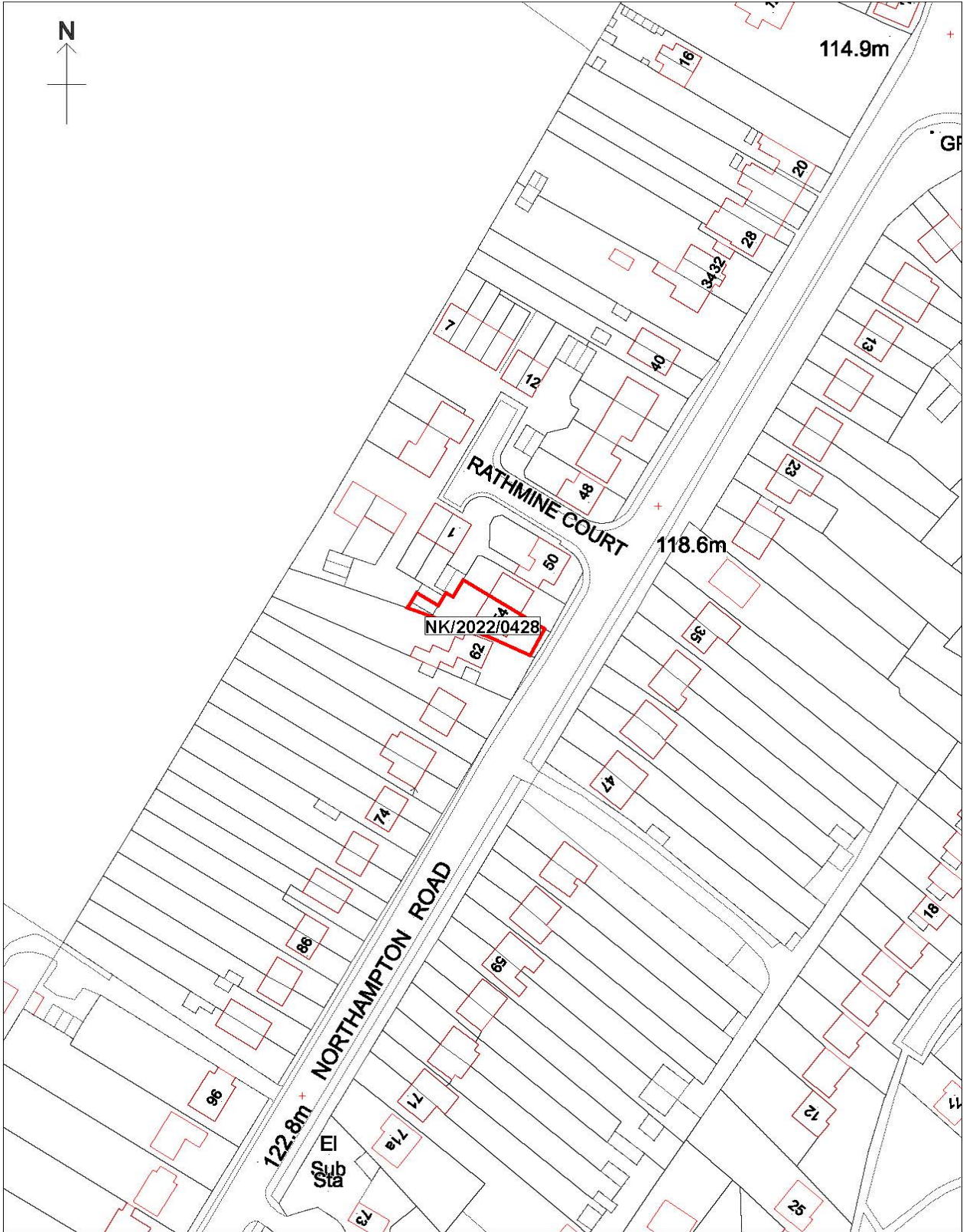
12. Informatives

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:

Title	NK Ref.	Agent's Ref	Received Date
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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