

North Northamptonshire Area Planning (Kettering) Committee 08/03/2023

Application Reference	NK/2022/0799
Case Officer	Alison Riches
Location	Thornton House, 1 Goode Court, Kettering
Development	Full Planning Permission: Single storey rear extension
Applicant	Mr P Norwell, North Northamptonshire Council
Agent	Mr M Croxen Sursham Tompkins & Partners
Ward	Ise Ward
Overall Expiry Date	16/02/2023
Agreed Extension of Time	09/03/2023

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 Council is the applicant / landowner.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 The Children's Centre is operated by North Northamptonshire Council and provides short term emergency accommodation and support services to children under 18 and their families.
- 2.2 The proposal is for a single storey rear extension to provide an additional bedroom and en-suite for a 2 bedroom Children's Centre to allow a carer/member of staff to sleep overnight.

- 2.3 Additional information has been sought from the applicant's agent as to the existing and proposed nature of the use of the site and an explanation of the need for the additional bedroom. A 10 day reconsultation has been carried out on the additional information.

3. Site Description

- 3.1 The application site is located to the east of Kettering within the Ise Lodge estate, at the junction of Goode Court with French Drive.
- 3.2 The site comprises a 2 bedroom residential care unit which provides short term emergency accommodation and support services to children under 18 and their families. The site was originally built as a Children's Centre but converted to a residential care facility following planning permission granted in 2019.
- 3.3 The building is a contemporarily designed single storey buff brick and render property with a grey pantile mono-pitch main roof above a rising two-storey element, and a gable roofed single storey element. All windows and doors are PVCu and the front door faces towards French Drive.
- 3.4 Surrounding properties form part of the same development which was granted planning permission in 2010 on a plot of land between French Drive and Churchill Way, and comprise two-storey red brick semi-detached or terraced dwellinghouses, with grey pantile gable roofs.
- 3.5 Site Use
According to information provided on behalf of the applicant, the service provided by Thornton House is as a children's care centre for short term emergency child placements for up to 2 no. children for up to 16 weeks at a time. 2 no. bedrooms are provided, one for each child, and there are a minimum of 2 no. staff members at all times throughout the day, and a sleep-in member of staff overnight. No bedroom is provided for the staff member who currently sleeps in the office.
- 3.6 Following an Ofsted inspection it was deemed unsuitable for the sleep-in staff member to use the office and that a bedroom and en-suite be provided for them.

4. Relevant Planning History

4.1 KET/2019/0142. NCC Own Development. Change of use from children's centre (D1) to residential care facility (C3B). No Objection 20/03/2019. (NCC ref: 19/00009/CCDCOU, approved 25/04/2019).

KET/2010/0001. Redevelopment to provide 30 no. residential dwellings and children's centre. Approved 13/04/2010.

KE/74/0536. O.P. Home and home for mentally handicapped children. Deemed approved 08/01/1975.

KE/75/1147. O.P. Home and hostel for 15 mentally handicapped children. Approved 10/03/1976.

KB/73/0557. Erection of social services complex including health centre. Deemed approved 05/06/1973.

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 Kettering Town Council

- No comments received at the time of writing this report.

5.2 Environmental Care (Waste) (EC)

- No comments to make.

Reconsultation

- No comments to make.

5.3 Neighbours / Responses to Publicity

4 no. letters of **objection** have been received. The issues raised are summarised below:

2 Goode Court

- It will bring the property even closer to mine and will be more noise.

3 Walsingham Avenue

- Misbehaving clients are nothing but uncontrollable.
- This will bring more trouble to an already overcrowded area.

25 Dunbar Court

- The place is nothing but a source of trouble to the close neighbourhood.
- The local shops are constantly targeted and plagued with unacceptable behaviour.
- It should be closed down, not extended.

58 Churchill Way

- I see the application is to provide a bedroom for an overnight carer.
- I assume the 2 existing bedrooms are for a child and an overnight carer.
- If this is the case, this means there will be 2 bedrooms for children and I cannot support the application as there have been problems with the children currently there.
- Police are constantly visiting the property due to problems.
- The area is very busy with a lot of school traffic and is in a quiet residential area.
- I feel that the extra building will obviously be used to house extra people with more noise.
- I think the current size and problems that the residents locally have experienced is enough.

- The area was never consulted originally when the building was adapted.

Reconsultation

- No comments received at the time of writing this report.

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 5. Delivering a sufficient supply of homes

Policy 8. Promoting healthy and safe communities

Policy 9. Promoting sustainable transport

Policy 12. Achieving well-designed places

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

Policy 7. Community Services and Facilities

Policy 8. North Northamptonshire Place Shaping Principles

Policy 11. The Network of Urban and Rural Areas

Policy 29. Distribution of New Homes

7. Evaluation

The key issues for consideration are:

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

7.1 **Principle of Development**

7.1.1 The application site is in an established residential area to the east of Kettering.

7.1.2 Policies 11 and 29 of the North Northamptonshire Joint Core Strategy direct development to existing urban areas and indicate that Kettering is a 'Growth Town' and, therefore, should provide a focal point for development.

7.1.3 Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of extensions to residential properties provided there is no adverse impact on character and appearance, residential amenity and the highway network.

7.1.4 The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

7.2 Visual Impact

- 7.2.1 Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy requires new development to respond to the site's immediate and wider context and local character.
- 7.2.2 The proposal is for a flat roofed extension to replace a covered canopy attached to the rear elevation of the building. It is a subordinate mono-pitch roofed structure which has been designed to be reflective of the part of the building it is attached to and will provide a bedroom and en-suite for a member of staff, plus an extended lounge area.
- 7.2.3 Subject to being built out in accordance with the submitted plans and in materials to match those on the existing building, both of which can be secured by condition, it is considered that there will be no adverse impact on the character and appearance of the existing building. Surrounding properties and the wider street scene. This is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

7.3 Impact on Neighbouring Amenity

- 7.3.1 The National Planning Policy Framework in Policy 12, paragraph 130(f) seeks to ensure that development creates places with high standards of amenity for existing and future users. (overbearing/sense of enclosure).
- 7.3.2 Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy seeks to protect amenity by new development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.
- 7.3.3 The proposal is for a single storey extension to provide a bedroom for an existing carer at the site to provide overnight cover, plus an increase to the existing lounge area. This is following advice from an Ofsted inspection where it was deemed unsuitable for an existing sleep-in member of staff to use the existing office.
- 7.3.4 Objections have been received from 4 no. surrounding neighbouring occupiers, the material considerations of which concern the closer proximity of the proposal to their properties leading to an increase in noise and disturbance, the behaviour of the existing occupants, and an increase in occupants in a busy area with a lot of school traffic.
- 7.3.5 The proposed extension will not alter the way the existing Children's Centre use at the site is carried out. According to information provided on behalf of the applicant, the service provided by Thornton House is as a children's care centre for short term emergency child placements for up to 2 no. children. 2 no. bedrooms are provided and there are a minimum of 2 no. staff members at all times throughout the day and a sleep-in member of staff overnight. No bedroom is provided for the staff member who currently sleeps in the office.
- 7.3.6 There will be no increase in the number of children or staff occupying the site, as the proposal is to provide acceptable overnight accommodation for and an existing overnight-stay member of staff by way of a bedroom and en-suite, instead of them sleeping in the office under the current arrangements.

- 7.3.7 As there is no change to the use of the building, the amenity issues under consideration relate only to the physical presence of the proposed extension and not the nature of the existing use, which has been deemed to be acceptable in this location.
- 7.3.8 With respect to the proposal, it is a single storey subordinate extension with a mono-pitch roof. It will extend 3.5 metres into the rear garden to replace an existing lean-to canopy. Due to its size and location within the site, to the south of the existing building, it is considered the proposal will not lead to a loss of amenity to surrounding neighbouring occupiers in terms of being overbearing or resulting in a sense of enclosure, a loss of daylight or sunlight, or a loss of privacy or overlooking.
- 7.3.9 Although the proposal will extend closer to the dwellinghouse to the south at No.2 Goode Court, it is considered that there will be adequate remaining amenity space such that it will not lead to additional noise and disturbance to this surrounding neighbouring occupier.
- 7.3.10 As such, subject to a condition for the proposal to be built out in accordance with the submitted plans, it is considered the proposal complies with Policy 8 of the North Northamptonshire Joint Core Strategy.

7.4 Highway Matters

- 7.4.1 Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.
- 7.4.2 The proposal is for the provision of a bedroom and en-suite, plus additional lounge area at an existing child car facility.
- 7.4.3 The existing designated parking at the site is provided by 3 no. standard and 1 no. disabled parking space in an area facing onto Goode Court.
- 7.4.4 The proposal does not increase the number of children occupying the site or the number of staff providing care, and as such, the existing parking facilities remain acceptable and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

8. Other Matters

- 8.1 None.

9. Conclusion / Planning Balance

- 9.1 Subject to conditions for the proposal to be built out in accordance with the submitted plans and in materials to match those on the existing building, it complies with policies in the Development Plan.

10. Recommendation

10.1 The proposal is recommended for conditional approval.

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 the interests of visual and residential amenity 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 match, in type, colour and texture, those on the existing building.

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

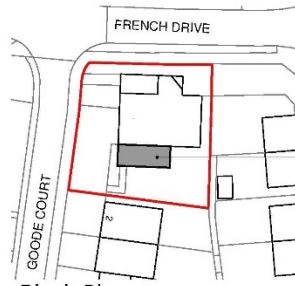
List of plans

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
Planning support document		7191A	19/01/2023
Location and block plans		7191-PL01	22/12/2022
Existing elevations and ground floor plans		7191-PL02	22/12/2022
Proposed elevations and ground floor plans		7191-PL03	22/12/2022



Location Plan Scale 1:1250
 1:1250 0m 25m 50m
 1:1 0mm 10 20 30 40 50



Proposed single storey extension

Block Plan Scale 1:500
 1:500 0mm 10000 20000
 1:1 0mm 10 20 30 40 50

PLANNING		sursham tompkins <small>architectural services & project management</small>	
project: Thornton House, Kettering Single Storey Extension	project number: 7191	revision: PL01	scale: 1:1250/500 A3 CE
drawing number: Location Plan & Block Plan	checked:	drawn by:	date: Dec 2022
<small>© Sursham Tompkins and Partners, a limited liability company registered in England and Wales. Registered Office: 100122 Registered in England and Wales. No. 10012222. Registered Office: 10012222. Registered Office: 10012222. Registered Office: 10012222. Registered Office: 10012222. Registered Office: 10012222. Registered Office: 10012222. Registered Office: 10012222. Registered Office: 10012222. Registered Office: 10012222. Registered Office: 10012222. Registered Office: 10012222.</small>		<small>10012222 10012222 10012222 10012222 10012222 10012222 10012222 10012222 10012222 10012222</small>	