

**North Northamptonshire Area Planning (Kettering)
Committee
18/11/2021**

Application Reference	NK/2021/0507
Case Officer	Natalie Westgate
Location	49 Greening Road, Rothwell
Development	Full Planning Permission: Change of roof from hip to gable to both sides with conversion of roof space to a habitable room and insertion of windows to both sides and rooflights to front and rear
Applicant	Mr G Singh Bhamra
Agent	Mr Hardip Bansal PH Design London Limited
Ward	Rothwell
Overall Expiry Date	17/08/2021
Agreed Extension of Time	19/11/2021

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 it falls outside of the Council's Scheme of Delegation because there are unresolved, material objections to the proposal.

1. Recommendation

1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 Change of roof from hip to gable to both sides with conversion of roof space to a habitable room. Insertion of windows to both sides and rooflights to front and rear elevations.

3. Site Description

3.1.1 The application site lies on the south western side of Rothwell within a residential area. The site is situated on the eastern side of Greening Road. The application property is a two storey detached dwelling with pebbledash, tiled roof and white upvc windows. The dwelling benefits from an existing two storey rear extension which is pebble dashed.

3.1.2 The site is open to the front with a driveway. The site sits within a reasonably large plot surrounded by fencing to the side and rear boundaries to all neighbouring properties. In the rear garden there is a large brick outbuilding which is subject to another planning application and a timber outbuilding.

3.2 Site constraints

3.2.1 None

4. Relevant Planning History

4.1 NK/2021/0777 – Outbuilding in rear garden – Pending

4.2 KET/2012/0043 – Certificate for Lawfulness Proposed: Roof extension to provide habitable room – Refused - 12/07/2012

4.3 KET/2007/1153 - Two storey rear extension – Approved - 31/01/2008

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 Rothwell Town Council

Strongly object on the grounds that it is an overdevelopment in the proposed location and the loss of privacy on neighbouring properties.

5.2 Neighbours / Responses to Publicity

6 objections (from 4 households). The issues raised are summarised below:

- Overdevelopment
- Loss of privacy to No's.29, 31 and 53
- Overlooking to No.53
- Loss of light to No's.29 and 31
- Questioned why the increase in lights
- Increase in noise
- There is an outbuilding that is being lived in at the rear garden

- The application is retrospective

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)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

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

Policy 8. North Northamptonshire Place Shaping Principles
Policy 11. The Network of Urban and Rural Areas

6.4 Local Plan

Kettering Saved Policy 35. Housing: Within Towns

6.5 Emerging Policy - Site Specific Part 2 Local Plan

LOC1 Settlement Boundaries

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 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the Development Plan unless material planning considerations indicate otherwise.

7.1.2 The site is located within the designated town boundary of Rothwell; the scheme would therefore strengthen the network of settlements within the borough in compliance with Policy 11 of the North Northamptonshire Joint Core Strategy.

7.1.3 Local Plan Policy 35 supports compatible residential development within town boundaries, subject to all other policies in the Plan being satisfied.

7.1.4 Emerging Policy LOC1 of the Site Specific Part 2 Local Plan is generally supportive of residential development within settlement boundaries subject to their compliance with the listed policy criteria and all other development plan policies.

- 7.1.5 The Site Specific Part 2 Local Plan is at an advanced stage with the Local Plan now moving forward for full adoption status in the next month. Accordingly, these policies are now given significant weight at this time.
- 7.1.6 The place making principles outlined in Policy 8 of the North Northamptonshire Joint Core Strategy 2011–2031 state that development should ensure quality of life and safer and healthier communities by protecting amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties, or the wider area. This is considered in further detail below.
- 7.1.7 Subject to detailed consideration being given to the impact of the proposed works, having an acceptable impact on the character and appearance of the area and residential amenity, and ensuring it complies with national and local policies, detailed above, the principle of development is considered acceptable.

7.2 **Visual Impact**

- 7.2.1 Policy 8(d) 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 dwelling is set back from the streetscene. This locality consists of primarily two storey and single storey large detached and semi-detached dwellings of varying house types and designs set within spacious plots. There have been extensions on numerous dwellings within the locality. The application property benefits from a two storey rear extension.
- 7.2.3 The proposed extension to the roof of the dwelling would enable additional habitable space. Works to the roof have commenced. The extension would result in the hipped roof being extended to form a gable end roof with a flat section in place of the ridge which would be same height of the existing roof, albeit with more bulky width in roof at the front and rear elevations. The proposed materials would match the existing dwelling and a condition is recommended to ensure the proposed extensions are in keeping with the dwelling.
- 7.2.4 The application also seeks insertion of windows to both sides and rooflights to front and rear elevations which would be minor alterations. The proposed white upvc would be in keeping with the other windows on the dwelling. The side windows within the roof extension are illustrated on the approved plans as being obscurely glazed and it is recommended this forms a condition to ensure they remain obscurely glazed. A neighbouring occupier remarked there would be an increase in lighting but there is no external lighting illustrated on the plans. There is no reason why a roof extension would increase noise to the area.
- 7.2.5 For the reasons and conditions given above it is considered that the proposal will be in keeping with the character and appearance of the

dwelling and, therefore, accords with Policy 8 of the North Northamptonshire Joint Core Strategy.

7.3 Impact on Neighbouring Amenity

7.3.1 Policy 8(e) of the North Northamptonshire Joint Core Strategy seeks to ensure that development prevents harm to the residential amenities of neighbouring properties, such as by reason of overbearing, loss of light or overlooking.

7.3.2 The neighbouring property, No.31 is in line with the front of the application dwelling and set further back at the rear of the property. No.31 is set off the common boundary to the application site and there is adequate boundary treatment of a high fence between the sites. The proposed roof extension would not extend further out than the existing depth of the dwelling so there would not be a further loss of light from the proposal to the neighbouring property No.31 or its neighbour No.29. The proposed side window on the roof extension facing this property would be obscurely glazed and a condition is recommended to ensure there is no overlooking or loss of privacy from the proposed side window to the neighbouring property, No.31 or its neighbour No.29. There would continue to be mutual overlooking into the front and rear gardens. The proposed development would have a negligible impact upon living conditions of the neighbouring property at No.31 and No.29.

7.3.3 The neighbouring property, No.53 is situated further back in relation to the application dwelling. Both dwellings are set off the common boundary and there is adequate high fencing between the sites. The proposed roof extension would not extend further out than the existing depth of the dwelling. The proposed side window on the roof extension facing this property would be obscurely glazed and a condition is recommended to secure this and ensure there is no overlooking or loss of privacy from the proposed side window to the neighbouring property, No.53. There would continue to be mutual overlooking into the front and rear gardens. The proposed development would have a negligible impact upon living conditions of the neighbouring property at No.53.

7.3.4 For the reasons given above it is considered that the proposal accords with Policy 8 of the North Northamptonshire Joint Core Strategy in that it does not result in an unacceptable impact on the amenities of future and surrounding occupiers.

8. Other Matters

8.1 None

9. Conclusion / Planning Balance

9.1 For the reasons given above and subject to the recommended conditions , the proposal would be acceptable in terms of character, appearance, and impact on living conditions.

10. Recommendation

- 10.1 Subject to conditions including securing that the development is carried out in accordance with the approved plans, materials to match the existing dwelling and both side windows within the roof extension to be obscure glazed, the proposal is recommended for approval.

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 Plan	NK/2021/0507/1		16/06/2021
Block Plan	NK/2021/0507/2		22/06/2021
Existing elevations / floor plans / roof plan & Proposed elevations / floor plans / roof plan		221008-P-0001.R05	22/06/2021

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 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.

4. The windows on both side elevations of the roof extension shall be non-opening and 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 and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

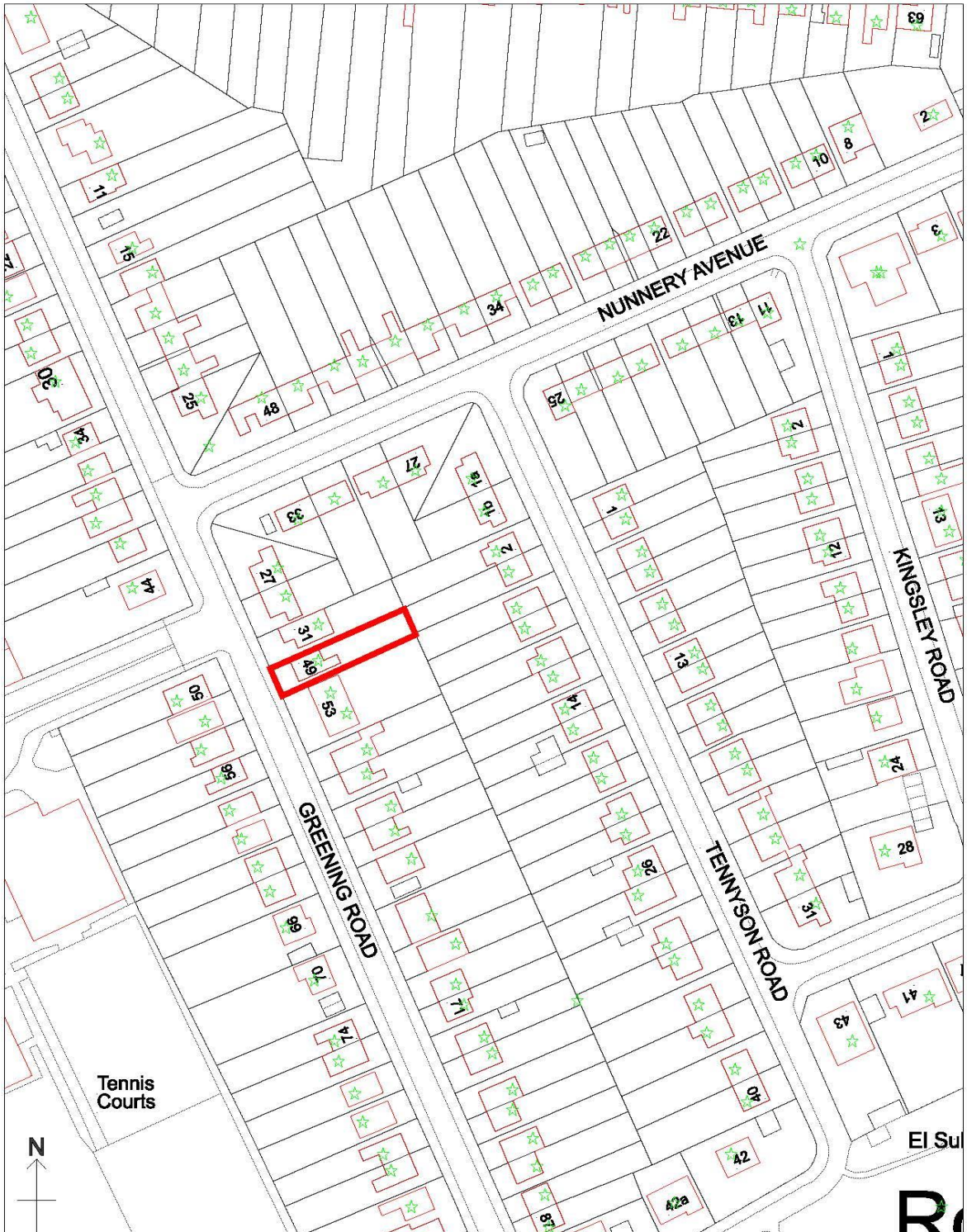
12. Informatives

Positive/Proactive - amendments

List of plans

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Title: 49 Greening Road, Rothwell

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