

## North Northamptonshire Area Planning (Kettering) Committee 13/12/2021

<b>Application Reference</b>	<b>NK/2021/0810</b>
<b>Case Officer</b>	<b>Nicola Wheatcroft</b>
<b>Location</b>	<b>99 Braybrooke Road, Desborough</b>
<b>Development</b>	<b>Full Planning Permission: Single storey rear extension to replace conservatory</b>
<b>Applicant</b>	<b>Mr &amp; Mrs D Mitchell</b>
<b>Agent</b>	<b>Mr R Mitchell DRM Design &amp; Drafting</b>
<b>Ward</b>	<b>Desborough Loatland</b>
<b>Overall Expiry Date</b>	<b>29/11/2021</b>
<b>Agreed Extension of Time</b>	<b>14/12/2021</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 it falls outside of the Council's Scheme of Delegation because the applicant is a member of NNC staff working at Tier 4 level and above.

#### **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 is sought for a single storey rear extension to replace conservatory, measuring 7.1m in width and a maximum of 7.3m in depth with a pitched roof and bifold doors.

### **3. Site Description**

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- 3.1 The application site is a It is located on the south side of Braybrooke Road towards the western end of the town. It is within an established residential area with 1950s semis to the west and north of the site.
- 3.2 The semi-detached house was probably constructed in the early part of the twentieth century and has a distinctive character with a ventral gable and bay windows. The walls are constructed in red brick with featured stone coursing, and the roof is concrete tiled. A single storey garage was added to the property's side elevation circa 1980s which has been converted to living accommodation, and a more recent conservatory has been added to the rear.
- 3.3 The property has a gravelled front driveway and parking area to the front and an extensive linear rear garden, approximately 70m in length.

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

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- 4.1 KET/2017/0882: Garage conversion to habitable room and single storey rear extension, approved December 2017  
KET/1986/0542: Erection of garage, approved, July 1986

### **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 Town Council  
No Observations received.
- 5.2 Neighbours / Responses to Publicity  
1 number of letters have been received. The issues raised are summarised below:
- concerns about the depth of disturbing the ground next to glass conservatory

### **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)  
National Planning Practice Guidance (NPPG)  
National Design Guide (NDG) (2019)
- 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)  
Policy 1: Presumption in Favour of Sustainable Development  
Policy 8: North Northamptonshire Place Shaping Principles

Policy 11: The Network of Urban and Rural Areas  
Policy 29: Distribution of new homes

6.4 Saved Policies in the Local Plan for Kettering Borough  
Policy 35. Housing: Within Towns

6.5 Site Specific Part 2 Local Plan  
Policy LOC1: Settlement boundaries

## **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 Section 38(6) of the Planning & Compulsory Purchase Act 2004 replaces section 54(A) of the Town & Country Planning Act 1990 and states that if regard is to be had to the development plan for the purpose of any determination under the Planning Act, the determination must be made in accordance with the plan, unless material considerations indicate otherwise.

7.1.2 The Council's adopted development strategy is to direct development in a hierarchal order such that development sites are within the growth towns, market towns, villages and the open countryside. Development in the villages and open countryside will only be permitted under certain circumstances.

7.1.3 The application site lies within the designated town boundary of Desborough where development is considered appropriate, in accordance with policies 11 and 29 of the North Northamptonshire Joint Core Strategy (JCS). Policy 11 of the JCS directs development towards the market town of Desborough.

7.1.4 Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of new residential development provided that it complies with the place shaping principles outlined within the policy. For example, there should be no adverse impact on character and appearance, residential amenity and the highway network. These matters are considered further below.

7.1.5 The proposed development is located within the market town of Desborough where a single storey rear extension is considered acceptable in principle, subject to the satisfaction of the development plan criteria as detailed below.

## **7.2 Visual Impact**

- 7.2.1 Policy 12 of the NPPF requires good design while Policy 8 of the JCS requires new development to be of a high standard of design, architecture and landscaping and to create distinctive local character which respects and enhances the character of its immediate and wider surroundings.
- 7.2.2 The proposed extension will be located at the rear of the house and will replace an existing conservatory. The extension will be of an appropriate scale in relation to the size of the house, its simple design with a pitched roof is also considered appropriate and the materials will match the house. As a result the proposed extension will be a sympathetic and subservient addition to the dwelling, which because of its long plot will not be visible from the public realm.
- 7.2.3 For the reasons detailed above the proposal is considered to be acceptable in relation to its impact upon the site's immediate and wider context and local character. The proposal is therefore, in accordance with Policy 12 of the NPPF and Policy 8 of the JCS.

## **7.3 Impact on Neighbouring Amenity**

- 7.3.1 Policy 12 of the NPPF requires Local Planning Authorities to seek a high standard of amenity for all existing and future occupants of land and buildings. Policy 8 of the JCS requires development not to result in an adverse impact on neighbouring amenity by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.
- 7.3.2 It is accepted that the proposed extension is a relatively large addition to the house and any proposal has to be carefully assessed in terms of loss of light to the adjoining dwelling. The extension will be sited 0.47m from the shared flank boundary with no.97 and will have a height of 2.7m to eaves and 4m to ridge. Along the boundary is a 1.8m fence plus a 0.6m trellis, immediately adjacent to the boundary no.97 has a conservatory which extends across the width of the neighbouring dwelling. The proposed extension will change the relationship between the 2 houses but it will not result in any significant loss of light to the conservatory.
- 7.3.3 The proposed single storey extension will have no impact on the adjoining properties in terms of loss of privacy, outlook or overbearing impact and is therefore considered to be acceptable with regard to its impact upon residential amenity and in accordance with Policy 12 of the NPPF and Policy 8 of the JCS.

## **8. Other Matters**

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- 8.1 Concern has been raised by the neighbouring property (no.97) about the potential impact of the construction of the extension on the adjacent conservatory. The proposed extension will be located 0.47m from the neighbouring conservatory and is unlikely to have any impact on it. However, this is not directly a planning matter as there is other legislation which deals with it including the Party Wall Act and Building Regulation legislation.

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

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- 9.1 The proposed dwelling is sensitively designed and located. There will be no impact on residential amenity. Therefore, the proposals comply with the requirements of the North Northamptonshire Core Strategy Plan Policies and the underpinning principles of the National Planning Policy Framework 2019 and is recommended for approval.

## **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 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.
3. 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.

## **12. Informatives**

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Positive/Proactive - amendments

## 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>
Existing and proposed elevations, block and location plans		21017_01	04.10.21
Existing and proposed floor plans, block plan and location plan		21017_02	04.10.21
Conservatory Photo	NK/2021/0810/1		29.09.21



Title: 99 Braybrooke Road, Desborough

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