

Development Control Committee

12 April 2016

16/00095/REG3	Single storey front extension 20 Severn Walk, Corby for Corby Borough Council
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Background

This application site is located to the south west of Severn Walk. The site is surrounded by residential properties of similar age and design. The application site is a two storey semi-detached dwelling, consists of a front garden and is within the cul-de-sac. The site is not visible from the main street as it is screened by trees, hedges and a 1.8 metre fence.

The application is from Corby Borough Council and therefore has to be taken to planning committee for decision.

Description

This proposal is for a single storey front extension to accommodate a new entrance lobby, a level access shower facility and a front access. The existing porch will be demolished. The single storey front extension has a width of 4.4 metres, a depth of 2.1 metres and maximum ridge height of 3.2 metres, with a flat roof. All materials to match the existing house.

Site History

- No history at this site.

Policies

- ‘Saved’ Policies P1(E) and P10(R) of the Corby Borough Local Plan.
- Policy 13 of the North Northamptonshire Core Spatial Strategy.
- National Planning Policy Framework

Consultation

- CBC Environmental Quality – No comments received

Advertisement/Representations

1. Site Notice – A site notice was posted on a lamp column outside application site on 18th March 2016
2. Public Notice (NT) – Not Required
3. Neighbour Notification – 18, 22 and 24 Severn Walk were notified on 17th March 2016
4. Summary of representations - None received

Report

This proposal is for a single storey front extension to provide disabled facilities. The proposed extension would accommodate a new entrance lobby and a ground floor level access shower room including front access ramp.

The extension is to be constructed of exposed brickwork to match existing, flat roof and white UPVC double glazed door. No additional windows are proposed. The existing front structure/porch would be demolished. An access ramp to the front garden is also proposed.

The proposal is acceptable in terms of scale, design and appearance with no significant impact upon the visual amenity of the street scene due to the location of the property and as such the proposal will not be visible from the road frontage. The proposal is subordinate to and in keeping with the existing dwelling.

In addition, the site is bounded by mature hedgerows, trees and a 1.8 metre fence to the

north west of Severn Walk which lessens any potential impacts upon the street scene. Due to its siting and scale, the proposal would not adversely affect the visual amenity of the street scene.

The proposal is small in scale and due to the position of the extension; it will not protrude beyond the 45 degree line from any principal windows of the adjoining neighbouring property No. 18 Severn Walk. Houses opposite No. 22 and No. 24 Severn Walk will not be adversely affected by the proposal due to the separation distance. Furthermore, the proposal will not result in overlooking or a loss of privacy.

In conclusion, the proposal is not considered overbearing or overshadowing upon neighbours' amenity due to its scale, siting and separation distance. The proposal is not considered to cause loss of privacy. The proposal will safeguard residential and visual amenity.

Overall due to the nature of the proposal; the development would not have a detrimental impact on the neighbouring amenity or the visual impact in the street scene.

The application is therefore recommended for approval subject to the following conditions.

Recommendation:

Approve subject to the following conditions:

1. The development must be begun not later than the expiration of three years, beginning with the date of this permission.

Reason: To accord with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture unless otherwise agreed in writing.

Reason: To ensure a satisfactory appearance in the interests of visual amenity and to comply with "Saved" policy P1(E) of The Corby Borough Local Plan and Policy 13 of the North Northamptonshire Core Spatial Strategy.

Reasons for Approval:

Subject to the use of appropriate materials; the proposed development by virtue of its size and design is considered an acceptable form of development. The proposed extension does not cause any significant harm to the residential amenity of the adjacent occupiers or result in overdevelopment of the site. The proposal is therefore considered to accord with "saved" policies P1(E) and P10(R) of the Corby Borough Local Plan, Policy 13 of the North Northamptonshire Core Spatial Strategy and National Planning Policy Framework.

Statement of Applicant Involvement:

The application raised no significant planning concerns which required the involvement of the applicant.

Officer Contact

Sukaina Devraj

Sukaina.devraj@corby.gov.uk