

Planning Statement

For the amendment of the building's roof and front external elevation.

25 Kettering Road,
Northampton,
NN9 5AB.

September 2022



Introduction

This planning statement seeks to support the potential amendment to alter the building's roof and front external elevation.

Site Context

The amendment proposed is to be located at the front of No. 25 Kettering Road, Northampton, NN9 5AB. The application site, a large detached, stone built, two storey property, is located on the west side of Kettering Road in the village of Great Harrowden.

The property is considered a non-designated heritage asset due to the age of the original building which is pre-19th century. This is set within a large curtilage with an absence of neighbouring dwellings.

The site is surrounded by open countryside with its boundaries demarcated by hedgerows and trees. The property has a large gravel drive with an existing detached garage and outbuilding set to the south of the dwelling.



Plate 1 – Site Context (Source Google Maps)

The Proposal

The application seeks planning permission to make an amendment for the alteration of the building's roof and front elevation.



Plate 2 – Approved Front Elevation



Plate 3 – Proposed Front Elevation

Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *{\i "If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise."}*

Policy 1 of the JCS is clear that when considering development and amendment proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development as set out within the revised NPPF.

Policy 8 of the JCS and the SPD on 'sustainable design' require new developments or amendments to be of a high standard of design, respect and enhance the character of its surroundings, and not result in an unacceptable impact upon the amenities of neighbouring properties or wider area; by reason of noise, loss of light or overlooking.

This proposal is for the amendment of the building's roof and front elevation. Although the site is in open countryside, the plot is an existing dwelling and the principle of amending this does not conflict with the development plan.

Impact on the Street Scene

The amendment does not have any impact on the existing street scene.

Design & Appearance

The amendment will be built with materials which match the design and colour of the host property. As a result, the design is considered sympathetic to the appearance of locality and the host dwelling. Therefore, we believe that the amendment is compliant with the objectives of policies LP1, H4 and ENV9 which seek to ensure that developments and amendments do not spoil the appearance and character of the surroundings.

Heritage

The host dwelling is considered to be non-designated heritage asset due to its history where part of it has been constructed pre-19th century and therefore considered an asset to local heritage.

Parking Provision

The amendment does not have any impact on existing parking arrangements.

Amenity Space

It is not considered that the amendment materially harms access to outdoor amenity to the residence of the host property. As a result, the development remains in accordance with the objectives of local planning policies.

Conclusion

The proposed amendment complies with the relevant development plan policies and is consistent with the provisions in the revised NPPF. In the absence of any material considerations of sufficient weight, it is recommended that the proposal be approved subject to conditions.

We trust you have all the information you need to make a prompt and positive determination. Should you require any additional details please do not hesitate to contact us.