

**GEDDINGTON NEWTON AND LITTLE OAKLEY PARISH COUNCIL
MINUTES OF FULL PARISH COUNCIL SPECIAL MEETING HELD ON
MONDAY 6TH MARCH 2017 at 7.30pm AT THE NEWTON FIELD CENTRE**

Members present: Councillors N Batchelor (Chair), M Rowley, D Watson, D Hodgkinson, D Rushton, C Buckseall, S Wenbourne, P Berry.

Apologies: Councillors A Gordon, T Bailey, J Padwick.

This meeting was called to discuss a planning application received by the Parish Council, the deadline for comments to KBC Planning being prior to the next monthly Parish Council meeting being held.

PLANNING APPLICATION

*KET/2017/0103 – Mrs N Layer, “Lynton”, 15 Newton Road, Geddington
Two storey side and front extension.*

(All comments back to Kettering Borough Council Planning Dept. by 7th March 2017).

Cllr Batchelor explained the nature of the application, explaining that the extension wrapped around the front and side of the property.

Comments made were as follows:-

- Many properties in Newton Road have already been adapted, even with the pairs of semi-detached properties.
- There would be no access to the rear of the property, with only 256mm between the outer wall of the proposed extension and the neighbour's.
- The street scene shows detached and semi-detached properties. However, from the road this extension would look like a terraced area and be out of character. The roof line to the proposed extension is stepped though.
- Rubbish – branches, litter etc would build up within in such a small gap.
- There appears to have been an earlier extension added to the rear of the dwelling.

Does this mean that along with the additional footprint it is now over the 50% allowed for an extension?

A summary of the comments made was as follows;-

1. The main observation is that the extension will fill the space between the two buildings (the dwelling concerned and its neighbour) as a street scene consideration.
2. From the footprint perspective, the carport alone is on or close to 50% of the footprint of the existing dwelling. However, the indication is that the property has been previously extended. If the two extensions are taken together, the additional footprint from the original build is well over 50%.
3. A reiteration that there are no planning considerations for the outer boundary wall, but from a street scene perspective, there are issues to consider.

It was therefore proposed by Cllr Wenbourne that the application be accepted, seconded by Cllr Berry. Five councillors were in favour of the proposal, three councillors abstained from the proposal.

AOB.

None

There being no other business, the meeting closed at 8.10pm.

