

Braybrooke Parish Council

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Kettering Borough Council
Bowling Green Road
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Planning Department

5 December 2017

By email

Dear Sir

KET/2017/0931 (amended from KET/2017/0104)

Yew Tree Cottage, 23 School Lane, Braybrooke

Full application: two storey side and single storey rear extensions and associated garden works

This planning application was considered at a Parish Council Meeting held on 28 November 2017 when the plans and documents were examined in detail. Councillors also referred to the original application dated 21 March 2017 in order to compare the amendments made since. Councillors once again have raised points of concern relating to this application which resulted in the Parish Council recommending refusal of the application:

- The overall size of the proposed extension is out of proportion to the dimensions of the existing property and is still inappropriate for the site and the main bulk of the building is only reduced at the front on the revised plans.
- The boiler seems still to be low level and adjacent to next door so there would need to be assurances about venting away from the neighbour.
- The garden treatment and parking situation is not clear and we are very concerned that there should be sufficient parking space to reduce the number of vehicles parking in the road outside. Vehicles visiting the property already park in the road forcing passing vehicles onto the opposite grass verge, and damaging the kerbing.
- Replacing the hedge with a fence will detract from the rural feel, but we recognise that may be necessary to allow additional parking.

The Parish Council therefore still object to the Planning Application as it stands as there remains an over-development of a small plot.

Yours faithfully

Frances Allbury

Frances Allbury
Parish Clerk
Braybrooke Parish Council

