

Central
Bedfordshire
Council
Priory House
Monks Walk
Chicksands,
Shefford SG17 5TQ



**TO ALL MEMBERS OF THE
DEVELOPMENT MANAGEMENT COMMITTEE**

17 May 2017

Dear Councillor

DEVELOPMENT MANAGEMENT COMMITTEE – WEDNESDAY, 24 MAY 2017

Further to the agenda and papers for the above meeting, previously circulated, please find attached the report for item 12 which was marked to follow:

12. Planning Application No. CB/17/01844/FULL

Address: 1 Station Road, Blunham, Bedford, MK44 3NZ

Single storey pitched roof rear extension.

Applicant: Ms C Dawson

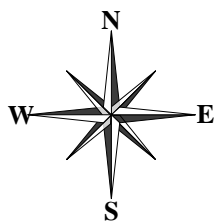
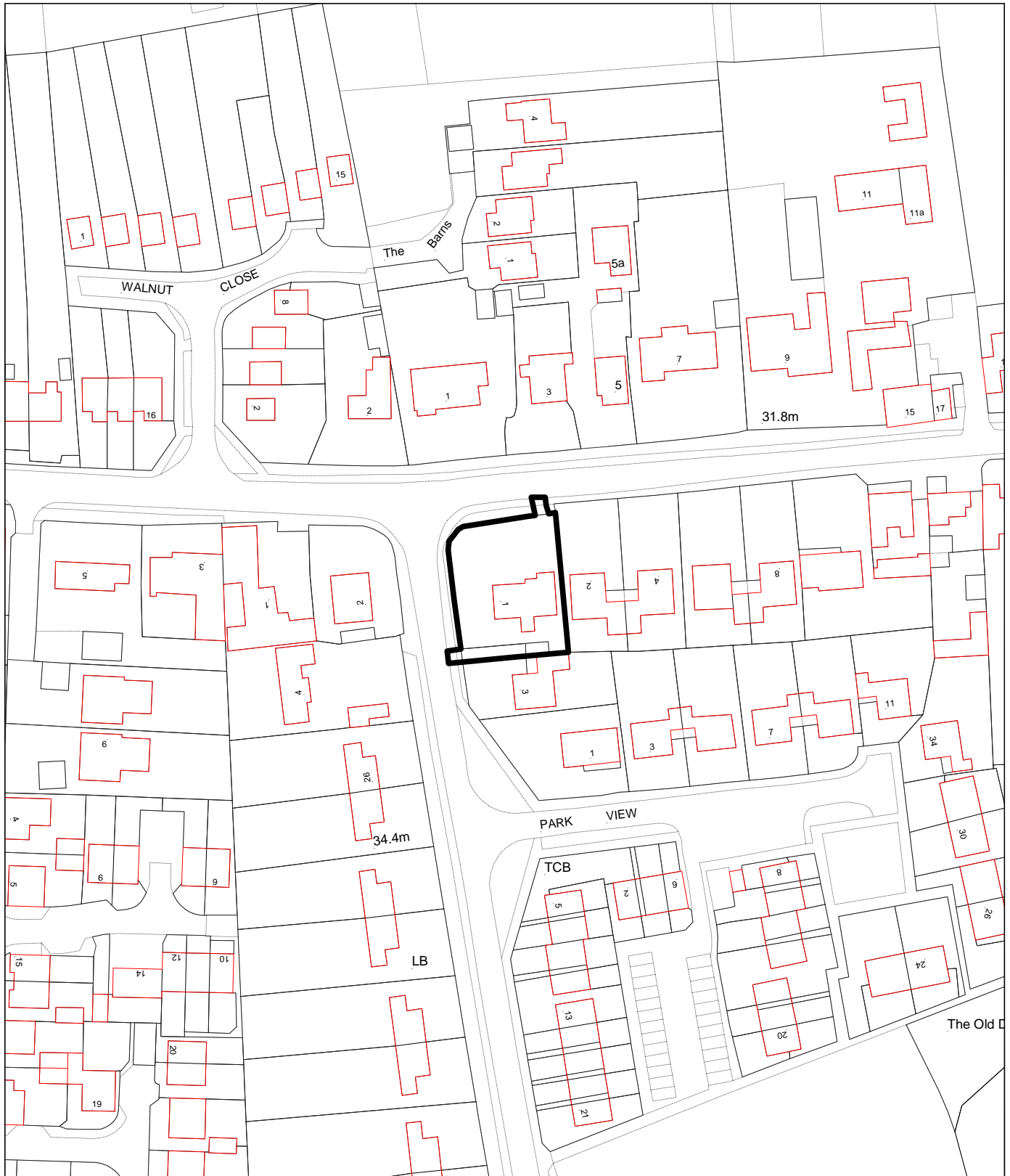
Should you have any queries regarding the above please contact me.

Yours sincerely

Leslie Manning
Committee Services Officer

email: leslie.manning@centralbedfordshire.gov.uk
telephone: 0300 300 5132

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Date: 17:May:2017

Map Sheet No

Application No:
CB/17/01844/FULL

Scale: 1:1250

1 Station Road, Blunham, Bedford, MK44 3NZ

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Item No. 12

APPLICATION NUMBER	CB/17/01844/FULL
LOCATION	1 Station Road, Blunham, Bedford, MK44 3NZ
PROPOSAL	Single storey pitched roof rear extension
PARISH	Blunham
WARD	Sandy
WARD COUNCILLORS	Cllrs Maudlin, Smith & Stock
CASE OFFICER	Michael Allen
DATE REGISTERED	13 April 2017
EXPIRY DATE	08 June 2017
APPLICANT	Ms C Dawson
AGENT	Paul J Elliott Arch. Services
REASON FOR COMMITTEE TO DETERMINE	Applicant Works within Development Management for Central Bedfordshire Council.

RECOMMENDED DECISION **Full Application - Granted**

Reason for Recommendation:

The principle of enlargements and alterations of an existing residential dwelling is acceptable. The development would not result in an unacceptable impact on the character of the area, an adverse impact on the residential amenity of neighbouring properties or highway safety. Therefore subject to conditions, the proposed development is in conformity with Policy DM3 of the Core Strategy and Development Management Policies (2009) and The National Planning Policy Framework.

Site Location:

The application site consists of a bungalow and its curtilage. The site is located at 1 Station Road, Blunham, Bedford, MK44 3NZ. The site lies within the settlement envelope of Blunham. To the East of the site is dwelling No. 2 The Hill and to the South to the site is dwelling No.3 Station Road.

The Application:

The application seeks planning permission for a single storey pitched roof rear extension. The proposed rear extension enlargement projects 4.6m beyond the wall, has a width of 7.4m, a total height of 5.7m and an eaves height of 2.2m.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Core Strategy and Development Management Policies - North 2009

DM3 High Quality Development
CS14 High Quality Development

Development Strategy

At the meeting of Full Council on 19 November 2015 it was resolved to withdraw the Development Strategy. Preparation of the Central Bedfordshire Local Plan has begun. A substantial volume of evidence gathered over a number of years will help support this document. These technical papers are consistent with the spirit of the NPPF and therefore will remain on our website as material considerations which may inform further development management decisions.

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

7 Householder Alterations and Extensions

Relevant Planning History:

Case Reference	MB/07/01797/FULL
Location	1 Station Road, Blunham, Bedford, MK44 3NZ
Proposal	Full: Two dormer windows to front elevation.
Decision	Full Application - Granted
Decision Date	12/12/2007

Consultees:

Blunham Parish Council No response received at time of writing this report.

Other Representations:

Neighbours No response received at time of writing this report.

Determining Issues:

The main considerations of the application are;

Considerations

1. Character and Appearance of the Area

- 1.1 The proposed rear pitched roofed extension development would be located to the rear of the host dwellinghouse, whereby the enlargement would not be highly visible from public viewpoints. Furthermore; the proposed development would be single storey, set down from the ridge and eaves of the host building, appearing as a subservient addition, in accordance with the design principles outlined within the Central Bedfordshire Design Guide (2014).
- 1.2 Therefore for the reasons outlined above subject to the imposition of conditions that would ensure the external materials used are acceptable in the context of the site, it is considered that the proposed development would not cause harm to the character and appearance of the area, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009) and the

2. Amenity and Living Conditions of Occupiers of Neighbouring Dwellings

- 2.1 Due to the location, nature and scale of the proposed rear single storey pitched roof extension it is considered that there is no unacceptable loss of privacy to dwelling No. 2 The Hill. In addition given the Council's 45 degree guidance there is no unacceptable material loss of light to the nearest ground floor window at No. 2 The Hill.. The proposed development has no overbearing impact or loss of outlook to any of No. 2 The Hill's side dormer windows or ground floor rear windows due to the single storey nature, depth of the proposed extension and that the pitched roof slops away from the windows.
- 2.2 When considering the impact on neighbouring dwelling known as No. 3 Station Road which is located to the South of the host dwellinghouse. It is of my opinion that due to the adequate separation between the proposed development and the rear wall boundary of No. 3 Station Road there will be no material loss of light or outlook to any of the rear windows. In addition due to its size and design, the proposal would not have unacceptable implications in terms of the overbearing impact or loss of privacy. Therefore the development is considered to be acceptable.
- 2.3 Therefore the single storey rear extension would not cause harm to the amenity and living conditions of occupiers of the neighbouring dwellings in accordance with policy DM3 of the core strategy development management policies (2009).

3. Car Parking and Highway Safety

- 3.1 The proposed rear enlargement would not provide an extra bedroom, and would not be considered to cause additional vehicular movements to and from the site which would satisfy the Council's Car Parking Standards, in accordance with the Central Bedfordshire Design Guide (2014). Therefore, it is considered that the proposed development would be acceptable in the context of car parking and highway safety, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009)

4. Equality and Human Rights

- 4.1 Based on information submitted there are no known issues raised in the context of Human Rights/The Equalities Act 2010 and as such there would be no relevant implications.

Recommendation:

That Planning Permission be **GRANTED** subject to consultation responses and neighbour input:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act

1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality.

(Policy DM3 of the Core Strategy and Development Management Policies (2009) and Section 7, NPPF).

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 17008-LP, 17008-SP, 17009-01 and 17008-02.

Reason: To identify the approved plan/s and to avoid doubt.

INFORMATIVE NOTES TO APPLICANT

1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.
2. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

3. **Will a new extension affect your Council Tax Charge?**

The rate of Council Tax you pay depends on which valuation band your home is placed in. This is determined by the market value of your home as at 1 April 1991.

Your property's Council Tax band may change if the property is extended. The Council Tax band will only change when a relevant transaction takes place. For example, if you sell your property after extending it, the new owner may have to pay a higher band of Council Tax.

If however you add an annexe to your property, the Valuation Office Agency may decide that the annexe should be banded separately for Council Tax. If this happens, you will have to start paying Council Tax for the annexe as soon as it is completed. If the annexe is occupied by a relative of the residents of the main dwelling, it may qualify for a Council Tax discount or exemption. Contact the Council for advice on **0300 300 8306**.

The website link is:

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

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