

## **Item No. 14**

<b>APPLICATION NUMBER</b>	<b>CB/17/06061/FULL</b>
<b>LOCATION</b>	<b>14 Verne Drive, Ampthill, Bedford, MK45 2PS</b>
<b>PROPOSAL</b>	<b>First floor side extension above garage/utility (previous planning permission CB/15/01464/Full)</b>
<b>PARISH</b>	<b>Ampthill</b>
<b>WARD</b>	<b>Ampthill</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Duckett, Blair &amp; Downing</b>
<b>CASE OFFICER</b>	<b>Lauren Rance</b>
<b>DATE REGISTERED</b>	<b>29 December 2017</b>
<b>EXPIRY DATE</b>	<b>23 February 2018</b>
<b>APPLICANT</b>	<b>Mrs L Brown</b>
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>Applicant is a member of staff within the Development Management team at the council  Full Application - Recommended for Approval</b>

### **Reason for Recommendation:**

The principle of a first floor side extension over the existing garage, within the settlement envelope of Ampthill 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), Policy HQ1 of the Emerging Central Bedfordshire Local Plan and The National Planning Policy Framework.

### **Site Location:**

The site consists of a two storey dwellinghouse and its curtilage, located to the north west of Verne Drive, Ampthill. The site is within the settlement envelope of Ampthill. To the north east of the site is No.16 Verne Drive and to the south west is No.12 Verne Drive.

### **The Application:**

The application seeks planning permission for a first floor side extension over the existing attached garage. The extension would extend 3.8 metres beyond the side elevation over the garage and have a height of 6.7 metres and an eaves height of 4.6 metres.

The same proposal was granted permission in May 2015 under reference CB/15/1464/FULL.

## **RELEVANT POLICIES:**

### **National Planning Policy Framework (NPPF) (March 2012)**

#### **Core Strategy and Development Management Policies - North 2009**

CS14    High quality Development  
DM3    High quality Development

### **Local Plan**

Section 38(6) of The Planning and Compulsory Purchase Act 2004 and Section 70(2) of The Town and Country Planning Act 1990 require all planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan currently consists of the South Bedfordshire Local Plan Review (2004), the Core Strategy and Development Management Policies Development Plan (2009) and the Minerals and Waste Local Plan; Strategic Sites and Policies (2014). The National Planning Policy Framework (2012) must be taken into account in the preparation of local and neighbourhood plans and is a material planning consideration in planning decisions.

The Central Bedfordshire Local Plan has reached pre-submission stage and is out for consultation in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 until 22<sup>nd</sup> February 2018. The National Planning Policy Framework (paragraph 216) stipulates that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans unless material considerations indicate otherwise.

The apportionment of this weight is subject to:

- the stage of preparation of the emerging plan;
- the extent to which there are unresolved objections to relevant policies;
- the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.

In summary it is therefore considered that reference should be made to the emerging plan but limited weight should be applied to the Central Bedfordshire Pre-Submission Local Plan taking into account its stage of preparation, the level of consistency with the Framework and acknowledging that the draft site allocations have not yet been subject to statutory public consultation. Where there are site specific Pre-Submission Local Plan policies these will be acknowledged for those specific applications on this agenda.

HQ1 High Quality Development

### **Supplementary Planning Guidance/Other Documents**

Central Bedfordshire Design Guide (March 2014)  
7            Householder Alterations and Extensions

## Relevant Planning History:

<b>Case Reference</b>	<b>CB/15/01464/FULL</b>
Location	14 Verne Drive, Ampthill, Bedford, MK45 2PS
Proposal	First floor side extension above existing garage/utility room.
Decision	Full Application - Granted
Decision Date	27/05/2015

<b>Case Reference</b>	<b>MB/03/01535/FULL</b>
Location	14 Verne Drive, Ampthill, MK45 2PS
Proposal	Full: Single storey side and rear extension
Decision	Full Application - Granted
Decision Date	17/10/2003

## Consultees:

Ampthill Town Council      Support the application.

## Other Representations:

Neighbours      No response.

## Considerations

### 1. Character and Appearance of the Area

- 1.1 Due to the location of the proposed extension it would be highly visible from the highway and public realm. However, the extension is set back from the front elevation of the dwellinghouse by 1 metre and the proposed roof ridge is set down from the host ridge height. The extension is 2 storey in height at the shared boundary, however due to the positioning of the neighbouring dwellinghouse, 1.2 metres away, there would be no terracing affect. It is also of note that there are other dwellings along Verne Drive with two storey side extensions. Therefore the proposed development is in keeping with the character and appearance of the area and is subservient to the main dwellinghouse. All these considerations are in accordance with the design principles outlined within the Central Bedfordshire Design Guide (2014).
- 1.2 Therefore, subject to conditions which would ensure that the external materials used for the construction of the first floor side extension would match those of the existing host building, 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 Policy HQ1 of the emerging Local Plan.

### 2. Amenity and Living Conditions of Occupiers of Neighbouring Dwellings

- 2.1 Due to the location of the proposed extension, the only neighbour impact would be to No.16 Verne Drive. The proposed extension would not cause any loss of light to the windows of No.16, and due to the location of the extension in relation to No.16, the proposal would not cause an overbearing impact nor a loss of outlook. There is one side window proposed in the extension, however this window would serve an ensuite shower room and so it would be necessary condition this window to be obscurely glazed and non-opening to 1.7 metres in

order to preserve privacy to No.16. There would be some loss of light to the rear outside amenity space of No.16, however due to the siting and orientation of the houses this would be minimal and not to an unacceptable level.

- 2.2 Therefore for reasons outlined above, it is considered that the proposed side enlargement would not cause harm to the amenity or living conditions of occupiers of any neighbouring dwelling, in accordance with Policy DM3 of the core Strategy and Development Management Policies (2009) and Policy HQ1 of the emerging Local Plan.

### **3. Highways and Car Parking**

- 3.1 The proposed extension would result in an additional fifth bedroom and therefore there could be additional vehicular movement to and from the property. The Central Bedfordshire Design Guidance requires for a property of this size to have a minimum of three designated car parking spaces. The property currently has two car parking spaces on the hardstanding to the front of the property and an additional space in the garage. Therefore, in the context of Car Parking and Highways Safety, in accordance with Policy DM3 of the core Strategy and Development Management Policies (2009) and Policy HQ1 of the emerging Local Plan enough parking provision is provided.

### **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**.

### **RECOMMENDED CONDITIONS**

- 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 first floor window in the north facing side elevation of the development hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision through it at all times and shall be non-opening, unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason: To safeguard the privacy of occupiers of adjoining properties.  
(Section 7, NPPF)

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1, 2, 3A, and 4A.

Reason: To identify the approved plans and to avoid doubt.

## INFORMATIVE NOTES TO APPLICANT

1. 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.

2. **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:

<http://www.centralbedfordshire.gov.uk/council-tax/bands/find.aspx>

## 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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