

The front part of the proposed building would provide a garage and have a 5.3m high pitched roof, whilst the rear part would have an office with attic room above and have a pitched roof 5.9m high.

The building is shown to have timber boarding to the walls and dormer, a brick plinth, and plain tiles for the roof to match the existing house.

The application has been revised by removal of a dormer originally shown on the north facing roofslope.

The application is accompanied by a Design and Access Statement.

RELEVANT POLICIES:

National Planning Policy Framework (March 2012)

Core Strategy and Development Management Policies - North 2009

CS14 High Quality Development

CS15 Heritage

DM3 High Quality Development

DM13 Heritage in Development

Development Strategy for Central Bedfordshire

Policy 43 High Quality Development

Policy 45 The Historic Environment

(The draft Development Strategy was submitted to the Secretary of State on the 24th October 2014. After initial hearing sessions in 2015 the Inspector concluded that the Council had not complied with the Duty to Cooperate. The Council has launched a Judicial Review against the Inspectors findings and has not withdrawn the Development Strategy. The first phase of the legal challenge took place at a hearing on 16th June 2015. This was to consider whether the court would grant the Council leave to have a Judicial Review application heard in the High Court. The Judge did not support the Council's case. On the 22nd June 2015 the Council lodged an appeal against this Judgement. The status of the Development Strategy currently remains as a submitted plan that has not been withdrawn. Its policies are consistent with the NPPF. Its preparation is based on substantial evidence gathered over a number of years. It is therefore regarded by the Council as a sustainable strategy which was fit for submission to the Secretary of State. Accordingly it is considered that the emerging policies carry weight in this assessment).

Central Bedfordshire Design Guide 2014

Planning History

CB/14/05033/FULL Part two storey and part single storey rear and side extension following part demolition. Approved.

Representations: (Parish & Neighbours)

Ickwell Parish Council	No comments received.
Neighbours	<p>One letter of objection has been received on behalf of the occupants of "Thatchers", 10 Northhill Road. The comments are summarised as follows:</p> <ul style="list-style-type: none">- Building would be too large.- Overbearing to outlook from dining room window and rear garden of No.10.- Could be converted into self contained accommodation.- Loss of privacy to the decking area to the rear of No.10.- Would be tall and bulky and compete with the host dwelling and impact on the Conservation Area.

Consultations responses

Conservation Officer	The Conservation Officer raises no objection to the proposal and considers the removal of the dormer window an enhancement.
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Considerations

1. The Principle of Development

The application site lies within the settlement envelope of Ickwell wherein outbuildings are considered to be acceptable in principle subject to all other material considerations.

2. Impact on the existing property and surrounding Conservation Area.

The existing property has a front gable with a steep pitched roof and ridge of approximately 8.1m. The proposed outbuilding would be set back approximately 9m from the front gable of the existing property and approximately 27m from the front property boundary. The front roof of the building would therefore be approximately 2.8m lower than the house with the rear roof still being 2.2m lower. The proposed building with its steep roof would reflect the appearance of the house whilst remaining clearly subordinate to it, particularly given its significant set back and lower height.

The building is proposed to be finished with timber boarding and with roof tiles to match the main house. The dormer window originally shown has been removed from the proposal, which greatly improves the design. It is noted that there are other timber agricultural buildings and timber clad outbuildings in close proximity of the site and the proposed building would not be out of keeping.

The Conservation officer has raised no objection and considers the design to preserve the character of the surrounding Conservation Area, subject to the approval of materials.

3. Neighbouring amenity

To the south of the site is No.10, which has a flat roofed garage and outbuilding extending along the boundary and beyond the rear of that property. There are no main habitable windows on the flank elevation of No.10, whilst the closest affected window is a rear facing living room window. However, their own outbuilding extends well beyond that window and as such it is not considered that the proposed building would result in any significant impact on light to that property, particularly given the distance of the proposed building from that window and their own intervening outbuilding.

Whilst the proposed building would clearly be visible from the rear garden of No.10, the neighbours property has a garden of over 25m in length and a similar width at its widest point. As such, it is not considered that the view of a building to one side of the garden would unduly harm the outlook from that house or garden. The neighbours have also raised concerns about the impact on their rear decking area from the rear window of the outbuilding. Again, the occupants benefit from a large private area immediately to the rear of their house which would remain private and not unduly affected by the proposal. Whilst overlooking of part of the rear garden would be possible from the rear windows of the attic room it is not considered that this is either an unusual or unreasonable relationship between properties.

Due to the distance of No.14 from the proposed outbuilding and the fact that no windows would face that property, other than towards the rear part of the garden, it is not considered that any undue loss of privacy to those neighbours would result.

Whilst concern has been raised regarding the possibility of a future conversion of the building into self contained accommodation any use not ancillary to the main house would require the benefit of planning permission. It is not considered that the proposed ancillary use would cause any harm to privacy or amenity.

4. Highway Considerations

The property has a large parking area to the front and side of the property and no parking/highways issues arise from this proposal.

Other Considerations

- Human Rights issues

There are no human rights issues associated with this application.

- Equality Act 2010

The proposal raises no Equality issues.

Recommendation

That application is recommended for approval subject to the following:

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 **No development shall commence until details of the materials to be used for the external windows, doors, walls, roofs and rainwater goods of the proposed building has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.**
Reason: To control the appearance of the building in the interests of the visual amenities of the locality.
(Policy 43, DSCB)
- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 15.20.OS, 15.20.02A.

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

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.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. 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.