

Item No. 10

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| APPLICATION NUMBER | CB/16/01250/FULL |
| LOCATION | Green Hythe, Standalone Warren, Haynes, Bedford, MK45 3QG |
| PROPOSAL | Single storey rear front and side extensions and infill covered porch to dwelling house, render and cladding to exterior of dwelling house, construction of a pitched roof to detached garage building, roof alterations and enlargements to the dwelling house including replacement of flat roof dormer with pitched roof, addition of front and rear dormers, installation of roof light in the front roof slope and installation of a velux roof balcony in the rear roof slope. |
| PARISH | Haynes |
| WARD | Houghton Conquest & Haynes |
| WARD COUNCILLORS | Cllr Mrs Barker |
| CASE OFFICER | Benjamin Tracy |
| DATE REGISTERED | 05 April 2016 |
| EXPIRY DATE | 31 May 2016 |
| APPLICANT | Ms K Oellermann |
| AGENT | Wastell & Porter Architects Ltd |
| REASON FOR COMMITTEE TO DETERMINE | The application is made on behalf of a Senior Officer of the Council. |
| RECOMMENDED DECISION | Approve Planning Permission. |

Reasons for Recommendation

The principle of enlargements and alterations of an existing residential dwelling and detached garage are 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. It is recommended for the imposition of a condition to safeguard existing trees within the site during the construction period. Therefore subject to conditions, the proposed development is in conformity with Policy DM3 and DM14 of the Core Strategy and Development Management Policies, November 2009; and The National Planning Policy Framework.

Site Location:

The site consists of a detached dwelling house and its curtilage, located to the northwest of Standalone Warren, Haynes.

To the northeast of the site is the neighbouring dwelling house known as Threeways. To the southwest of the site is the neighbouring dwelling house known as Warren House. To the southeast of the site separated from the site by the highway are the dwellings known as Old Moss Cottage and Old Moss.

The site is located beyond settlement envelopes whereby the site is within the open countryside.

The Application:

The application seeks planning permission for a single storey side and rear extensions including porch canopy following the demolition of existing enlargements as well as for alterations and enlargements to the roof of the dwelling house consisting of: two new dormer windows, alterations to an existing dormer and a new roof light to the principal elevation as well as two dormer windows and a velux roof balcony to the rear of the dwelling house. The planning permission is also sought for the removal of a chimney on the roof of the dwelling house and for the construction of a dual pitched roof upon the existing flat roofed garage building.

RELEVANT POLICIES:

National Planning Policy Framework (March 2012)

National Planning Practice Guidance

Core Strategy and Development Management Policies (November 2009)

CS14 High Quality Development
DM3 High Quality Development
DM14 Landscape and Woodland

Central Bedfordshire Design Guide (2014)

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.

Relevant Planning History:

None relevant to the determination of this application for planning permission.

Consultees:

Haynes Parish Council No response received.

Trees and landscaping The Council's Trees and Landscaping Officer has issued the following pre application response:

The proposals would be acceptable but I was unable to access the site as the owners were on holiday. I did however walk down the side of the field to the rear to look at the rear of the site.

My only comments would be to ensure that trees located on the front of the site and identified as G8 on the 2006 Tree Preservation Order are protected through development from indirect damage eg plant/material storage etc., through the use of tree protection fencing in line with distance and detail shown in BS5837 2012 Trees in relation to Design, Demolition and Construction. Recommendations.

No additional landscape requirements.

Other Representations:

Neighbours No response received.

Considerations

1. Impact upon the Character and Appearance of the area and the openness of the Countryside

1.1 The proposed enlargements and alterations to the dwelling house and detached garage would be visible from public viewpoints and would alter the character and appearance of the building. The existing dwelling house within the site is considered to be of little architectural or historic interest whereby there is no objection to the principle of the latter, subject to the proposed development not causing harm to the character and appearance of the area and the openness of the countryside.

1.2 The proposed developments would appear subservient to the host dwelling house in accordance with the design principles outlined within the design guide and would form enhancements to the buildings' character and appearance, offering depth and interest to this modest building within a spacious plot. Furthermore; the proposed external materials are considered to be acceptable within the context of safeguarding the visual amenities of the locality.

1.3 When considering the scale and siting of the developments proposed it is not considered that the proposed development would cause harm to the intrinsic open and rural character and beauty of the countryside that would justify the refusal of planning permission in the context of the NPPF and Policy DM3 of the Core Strategy and Development Management Policies (2009).

1.4 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 National Planning Policy Framework. The proposed development would further accord with the Central Bedfordshire Design Guide (2014).

2. Impact upon the Amenity and Living Conditions of Occupiers of Neighbouring Dwellings

- 2.1 When considering the scale, nature and location of the proposed development it is considered that the principal dwellings to be effected by the proposed development would be Threeways, Warren House, Old Moss Cottage and Old Moss.
- 2.2 When considering the scale of the proposed development, the topography of the site and the separation between proposed development and the neighbouring dwelling houses known as the Threeways, Warren House, Old Moss Cottage and Old Moss, it is considered in accordance with the 45 degree rule of thumb, that the proposed development would not cause an unacceptable degree of loss of light to the neighbouring dwellings known as Threeways, Warren House, Old Moss Cottage and Old Moss.
- 2.3 Furthermore; when considering the scale of the proposed development, the topography of the site and the separation between the proposed development and the neighbouring dwelling houses known as Threeways, Warren House, Old Moss Cottage and Old Moss, it is considered that the proposed development would not cause an unacceptable impact in relation to loss of outlook or overbearing impacts.
- 2.4 When considering the proposed location and orientation of fenestration and the proposed velux roof balcony, in the context of the topography of the site and the separation between the proposals and the neighbouring dwellings known as Threeways, Warren House, Old Moss Cottage and Old Moss, and their immediate private amenity space, it is considered that the proposed development would not provide an unacceptable view into or towards the immediate private amenity space of or the windows serving the neighbouring dwellings known as Threeways, Warren House, Old Moss Cottage and Old Moss. Therefore it is considered that the proposed development would not cause an unacceptable degree of loss of privacy to the occupiers of any neighbouring dwelling.
- 2.5 For the reasons outlined above, it is considered that the proposed development would not cause harm to the amenity or the living conditions of Threeways, Warren House, Old Moss Cottage, Old Moss or any other neighbouring dwelling, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009) and the National Planning Policy Framework. The proposed development would further accord with the Central Bedfordshire Design Guide (2014).

3. Trees

- 3.1 The site contains a number of trees including tree identified as G8 on a 2006 Tree Preservation Order reference: MB/06/00004. It is not considered that the proposed development would directly affect trees; however the trees could be vulnerable to indirect damage during the construction period. It is therefore considered to be necessary, relevant and reasonable to impose a precise and enforceable condition that would ensure no materials, plant or machinery are sited or stored within the root protection areas of trees during construction. However it is considered that a condition for the erection of tree protection fencing for all trees within the site would be unreasonable and unnecessary when considering the separation between the development and the trees.
- 3.2 For the reasons outlined above, subject to conditions, it is considered that the

proposed development would accord with Policy DM3 and DM14 of the Core Strategy and Development Management Policies (2009) and the National Planning Policy Framework.

4. Car Parking and Highway Safety

- 4.1 The proposed development includes the provision of an additional bedroom whereby the proposed development could result in additional vehicular movements to and from the site. It is considered that sufficient car parking provision is available within the boundaries of the site, in accordance with the Car Parking Standards outlined within the Central Bedfordshire Design Guide (2014).
- 4.2 For the reasons outlined above it is considered that the proposed development is acceptable within the context of car parking and highway safety, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).

5. Equality and Human Rights

- 5.1 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 the following 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 the materials illustrated on drawing number: PL01A, unless otherwise agreed in writing by the Local Planning Authority.

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, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).

- 3 No equipment, machinery or materials brought on to the site for the purposes of the development hereby permitted shall be stored within the root protection area of any tree for the full period of construction works for the development hereby approved.

Reason: To protect trees, in accordance with Policies CS16 and DM14 of the Core Strategy and Development Management Policies (2009) and the National Planning Policy Framework.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans,

numbers: PL01A; PL02; and 01A.

Reason: To identify the approved plan/s 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 5, 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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