

## **Item No. 15**

<b>APPLICATION NUMBER</b>	<b>CB/16/04527/FULL</b>
<b>LOCATION</b>	<b>16 Dickens Boulevard, Stotfold, Hitchin, SG5 4FD</b>
<b>PROPOSAL</b>	<b>Infill single storey extension to rear of house, compromising of the removal of a glass lean-to roof and building a tiled roof with an added depth of 2.2 metres into the garden. Removal of existing dwarf wall, patio doors and re-positioning. The extension fits within existing walls on either side of 16 Dickens Boulevard and also number 18.(Retrospective)</b>
<b>PARISH</b>	<b>Fairfield</b>
<b>WARD</b>	<b>Stotfold &amp; Langford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Dixon, Saunders &amp; Saunders</b>
<b>CASE OFFICER</b>	<b>Nicola Stevens</b>
<b>DATE REGISTERED</b>	<b>14 November 2016</b>
<b>EXPIRY DATE</b>	<b>09 January 2017</b>
<b>APPLICANT</b>	<b>Mr M Jones</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Applicant is related to a CBC Councillor</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Approval</b>

### **Reasons for Recommendation**

The proposal would not have an unduly harmful impact on the character or appearance of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its siting, design and location, is in conformity with Policies CS14, DM4 and DM3 of the Core Strategy and Management Policies, November 2009; National Planning Policy Framework (March 2012). It is further in conformity with the technical guidance Central Bedfordshire Design Guide 2014.

### **Site Location:**

The site consists of a two storey mid terraced dwelling and its curtilage, located on the northern side of Dickens Boulevard Fairfield Park. The site is bounded by residential development with a parking area to the rear.

### **The Application:**

The application seeks full permission for infill single storey extension to rear of house, compromising of the removal of a glass lean-to roof and building a tiled roof with an added depth of 2.2 metres into the garden. Removal of existing dwarf wall, patio doors and re-positioning. The extension fits within existing walls on either side of 16 Dickens Boulevard and also number 18. (Retrospective).

## RELEVANT POLICIES:

### National Policies

National Planning Policy Framework (March 2012)

### Core Strategy and Development Management Policies Adopted November 2009

CS14	High Quality Development
DM3	High Quality Development
DM4	Development Within and Beyond Settlement Envelopes

### Central Bedfordshire Council's Emerging Development Strategy 2014

At the meeting of Full Council on 19<sup>th</sup> November 2015 it was resolved to withdraw the Development Strategy. Following this decision, no weight should be attached to the Development Strategy. However, its preparation was based on and supported by a substantial volume of evidence studies gathered over a number of years.

These technical papers are consistent with the spirit of the NPPF, and therefore will remain on our web site as material considerations which may appropriately inform future development management decisions.

### Supplementary Planning Guidance

Central Bedfordshire Design Guide Adopted 18 March 2014

### Planning History

<b>Case Reference</b>	<b>MB/03/00462/RM</b>
Location	Plots 8 - 17 & 22, Dickens Boulevard, Stotfold
Proposal	<p>Reserved Matters: Plots 8-17 &amp; 22 - External appearance, means of access, siting &amp; design for 11 dwellings including associated access roads, garaging and parking following outline permission 48/2000/1151/OUT dated 7.2.02.</p> <p><u>Condition 10</u></p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order revoking or re-enacting that Order with or without modification) no works shall be commenced for the extension or material alteration of the building, or the erection of any building or structure within its curtilage, until detailed plans and elevations have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In order to safeguard the long-term appearance of these dwellings which have been defined as a Key Grouping within the approved Master Plan and Design Guide.</p>
Decision	Reserved Matters- Granted
Decision Date	19/05/2003

## **Representations: (Parish & Neighbours)**

Fairfield Parish Council    No objections to the basic principle of the application other than conditions are that all materials are to match existing bricks and windows

Neighbours                      No comments received  
Site notice 17.11.16

## **Consultations/Publicity responses**

None undertaken

## **Determining Issues**

The main considerations of the application are;

1. Principle of development
2. Visual impact
3. Residential amenity
4. Other issues

## **Considerations**

### **1. Principle of development**

- 1.1 The site lies within the settlement envelope at Fairfield Park identified in the Core Strategy as a small village. Policy DM4 of the Core Strategy makes provision for the extension of existing properties provided they are acceptable in terms of their visual impact and the impact on neighbouring amenity.
- 1.2 Fairfield Park is a fairly new established development outside of Stotfold. It was formerly a Victorian hospital and is a Grade II listed building. The hospital buildings have been redeveloped and the surrounding land now forms a new village with a unique design philosophy that respects the setting of the former hospital.

### **2. Visual impact**

- 2.1 The dwelling is constructed of facing brickwork and slate roof. It is designed with a rear single storey infill element fully glazed on a low plinth wall set back between two storey projections on both sides (Nos 16 and 18).
- 2.2 This retrospective proposal seeks consent for a replacement single storey rear extension which will be slightly deeper by 2.2m but will still be marginally set back from the two storey projections on either side. The glazed roof is replaced with a what appears to be a concrete tiled roof. Whilst this does not match the host dwelling which is unfortunate given its status within the key grouping of the design code and as it is to the rear of the dwelling, and the tiles are dark coloured, in visual terms it is not considered the difference in materials is sufficient to warrant refusal.

- 2.3 The proposed extension is single storey only and subservient to the host dwelling and located to the rear. Based on the assessment above it does not have an unduly harmful impact on the character and appearance of the area.

### **3. Residential amenity**

- 3.1 There would be no implications for adjoining residential amenity as a result of this proposal. The single storey extension is set back marginally from the existing two storey projection at No 18 which has a garage door closest to the shared boundary along which runs a 1.8m close boarded fence along its driveway and thus its impact will be minimal.
- 3.2 No other surrounding properties will be unduly affected in terms of residential amenity due to the distances and relationships involved.

### **4. Other issues**

- 4.1 Sufficient private amenity space would be retained.
- 4.2 Existing vehicular access and on site parking would be unaffected. This proposal seeks to increase the ground floor living accommodation only following therefore no additional on site parking is required.
- 4.3 Based on the information submitted there are no known issues raised in the context of the Human Rights/The Equalities Act) and as such there would be no relevant implications.
- 4.4 There are no further considerations to this application.

### **Recommendation**

That Planning Permission be Approved subject to the following:

### **RECOMMENDED CONDITIONS / REASONS**

- 1 This approval relates only to the details shown on the submitted plans, numbers CBC/001 (site location plan), 01681/01, 01681/02, 01681/03, 01681/04, 01681/05, 01681/06.

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

### **INFORMATIVE NOTES TO APPLICANT**

1. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website [www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk).
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. 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.

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

Planning permission has been granted for this proposal. 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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