

Item No. 11

APPLICATION NUMBER	CB/16/05450/FULL
LOCATION	Whitestyles, 3 High Street, Gravenhurst, Bedford, MK45 4HY
PROPOSAL	Part single part two storey rear extension. Increase roof height to create second floor with front facing dormers. Additional windows and internal alterations.
PARISH	Gravenhurst
WARD	Silsoe & Shillington
WARD COUNCILLORS	Cllr Ms Graham
CASE OFFICER	Thomas Mead
DATE REGISTERED	21 November 2016
EXPIRY DATE	16 January 2017
APPLICANT	Mr A Burton
AGENT	Peter J Farmer RIBA
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Graham on grounds of 'The 3 storey facade on a high elevation, as you enter the village from the south, will be overbearing, with regards to the skyline. It also dominates the Village Hall which was the focal point of this elevation. It sets a very unacceptable precedent, within a predominantly traditional streetscene/environment'
RECOMMENDED DECISION	Recommended for Approval

Reason for Recommendation:

The principle of enlargements and alterations of an existing residential dwelling 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. 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:

No.3 High Street, known as Whitestyles, comprises a two storey detached dwelling on a large rectangular plot. The dwelling is accessed using a spur from the High Street to the south which serves neighbouring Nos. 3a, 3b and 5 High Street. To the south west is the village hall and associated car parking and to the northwest is the village recreation/sports playing fields.

The land to the west of the dwelling house has recently had planning permission approved for the construction of one new dwelling, under the planning permission CB/15/00970/FULL dated 25/05/2015.

The Application:

The application seeks planning permission for the construction of a two storey rear extension, a single storey front extension including two bay windows, and also seeks permission for a roof extension which would raise the height of the ridge of the dwelling house by 0.7 metres, and would create a second floor for the dwelling house, which would include the construction of two front facing dormer windows, and one central dormer window which runs up the middle of the principal elevation of the dwelling house into the roof.

The two storey rear extension would project 2.7 metres beyond the wall forming the rear elevation of the existing dwelling house, and would have a height of 7.4 metres, and an eaves height of 5.5 metres. The single storey front extension would include two bay windows which would project 0.6 metres beyond the wall forming the principal elevation, and would be covered by a canopy with a height of 3.2 metres.

The application reference CB/15/00021/FULL was approved for a two storey rear extension and front bay window extension with covering canopy, features that have been included in this application. The roof extension and accompanying dormer windows would be the only new aspects to this proposed development. As such these elements of the scheme already have planning approval.

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

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	CB/16/04080/VOC
Location	Whitestyles, 3 High Street, Gravenhurst, Bedford, MK45 4HY
Proposal	Variation of Condition 3 changing approved plans of planning permission CB/15/0021/FULL to read 1832/2, 1832/3b, 1832/5 &

	1832/6 creating 2 attic bedrooms with changes to the roof line and elevations.
Decision	Application Withdrawn
Decision Date	23/11/2016

Case Reference	CB/15/00970/FULL
Location	Whitestyles, 3 High Street, Gravenhurst, Bedford, MK45 4HY
Proposal	Erection of a detached house with integral garage
Decision	Full Application - Granted
Decision Date	20/05/2015

Case Reference	CB/15/00021/FULL
Location	Whitestyles, 3 High Street, Gravenhurst, Bedford, MK45 4HY
Proposal	Part two storey & part first floor rear extension. New front bay windows and detached garage with access.
Decision	Full Application - Granted
Decision Date	02/04/2015

Case Reference	MB/81/0074A/FULL
Location	Whitestyles, 3 High Street, Gravenhurst, MK45 4HY
Proposal	FULL: CONVERSION OF EXISTING BARN TO GRANNY ANNEXE AND A DOUBLE GARAGE LINKED TO EXISTING HOUSE
Decision	Full Application - Granted
Decision Date	19/08/1982

Case Reference	MB/81/00074/FULL
Location	Whitestyles, 3 High Street, Gravenhurst, MK45 4HY
Proposal	FULL: CONVERSION OF EXISTING BARN TO RESIDENTIAL USE AND ERECTION OF SINGLE STOREY LINK BLOCK AND LOUNGE EXTENSION
Decision	Full Application - Granted
Decision Date	10/03/1981

Consultees:

Gravenhurst Parish
Council

Object to the application on the following grounds:

- The proposed height of the building remains overbearing, obtrusive and unsuited to the surroundings. We also have concerns over the large dormer window which crosses the soffit line.
- It is not clear if the plans provided are particularly accurate. The existing roof line is at quite a gradient already. It is suggested as being tbc metres high. The proposed height is shown as being tbc metres high. The original application was suggested as being tbc metres high. So the varied planning application has reduced the roof by tbc metres.

- Point 4 shows the existing property adjacent to the new build roof timbers put up. Currently the existing roof of Whitestyles is slightly higher than the new build roof but this does not overly impact or ruin the symmetry of the roof line. The new proposed roofline however will increase an already steep incline. We would suggest that the existing Television aerial on the photo is a good guide as to how it will impact. The roofline will also be higher than those of the Victorian dwelling adjacent. With regard to the impact the proposed building will have on the area - it would be visible from Lower Gravenhurst church as Lotus House, an existing house in Recreation Rise, is also visible. Also, although this is not completely clear from the plans, it will potentially provide a view over part of the school playground. A precedent has already been set in respect of planning permission granted for application CB/15/04081/OUT - Residential development for up to 24 houses, land at rear of Barton Road. At conditions (15), the permission insisted that the existing row of trees should be retained, the purpose of which being not to impact on views of the village from afar.
- In addition it should be noted that the school is opposite which although two storeys has a much lower projection and is also on lower ground. Adjacent to the school are a number of single storey bungalows. Although Whitestyles is set back from the road it is unacceptable to raise an existing roofline when most buildings around are considerably lower. A precedent has already been made in respect of the impact of other housing on Bungalows in the High Street in permission granted for application CB/15/04081/OUT - Residential development for up to 24 houses, land at rear of Barton Road. This information stated within informative notes to the applicant at (9) *'The applicant's attention is drawn to the change in levels through the site and the raised level of the site at its northern extent is such that it is unlikely that 2 storey dwellings will be an acceptable scale of development throughout the site.'* So, withstanding the issue of rear garden privacy, we do not believe this application should be treated any differently.

- We acknowledge an improvement in respect of the Dormer window reduction which makes the 3rd. storey more palatable. However the long rectangular window crossing the soffit board line has remained unchanged. It is excessive when considering other windows blurs the roof and front elevation. We would suggest it is replaced by two windows in symmetry with the 1st floor front elevation windows and the 2nd floor dormer windows. We would refer to planning guidance at www.planningportal.gov.uk (available on Central Beds website) - Point 7.03.18 states *Generally dormers centred on the windows below. Concerning the height of the roof ridge, point 7.03.19 states “Roof extensions - Where a roof ridge needs to be raised in order to allow increased headroom in the roof space, careful consideration should be given to its impact on the street scene”.*
- The character of the area is clear and opportunities to improve and build on it when the opportunities arise should be taken, rather than allowing a house that dwarfs all around it. Planning guidance available at www.planningportal.gov.k (Point 7.03.20) states “In an area where most roofs are the same height, the significant raising of the roof of a house could appear dominant and out of character with the surrounding area. Such developments are unlikely to be considered acceptable. Where a roof is raised, its pitch should reflect the original, or the roofs of nearby buildings, as appropriate. Any such proposals will be considered within the context of the site and associated levels”
- Whilst the Parish Council does not wish to be obstructive, we believe that the application should be rejected and the applicant asked to resubmit a design which does not increase the height of an already steep 2 storey building on high land. Any loft conversion should be completed with the existing footprint to avoid an obtrusive and domineering dwelling. We acknowledge the other

improvements made in respect of dormer window reductions are an improvement but would also like to see the large dormer window crossing the soffit line reviewed.

Other Representations:

Neighbours No Response Received

Considerations

1. Character and Appearance of the Area

- 1.1 Due to the location of the proposed roof extension, it is considered that this aspect of the proposed development would be visible from the public realm and from the public highway. The dwelling house is sited at the top of the hill known as High Street. The proposal seeks to raise the height of the roof of the dwelling house by 0.7 metres, which would be visible from the streetscene. However, the dwelling house is set back from the public highway by 24 metres which is a significant distance, and therefore would not be considered to appear as overly prominent to a harmful degree. Whilst the proposed development would result in an increased overall height, the increase would only be an additional 0.7 metres. The two dormer windows which occupy the two additional bedrooms would both be set down from the main ridge of the dwelling house, and therefore would appear as a subservient addition to the host dwelling house, in accordance with design principles outlined within the Central Bedfordshire Design Guide (2014).
- 1.2 The central dormer window which runs down the centre of the principal elevation of the dwelling house, and projects beyond the roof slope would also be visible from the streetscene, and may make the dwelling house appear slightly top heavy, however, due to the siting and positioning in relation to the streetscene, it is considered that this aspect of the proposed development would not appear as harmful to the surrounding character and appearance of the area.
- 1.3 The two storey rear extension would not be highly visible from the public realm or from the highway. The highest part of the extension would be set down from the proposed ridge of the dwelling house, and therefore would appear as a subservient addition to the host dwelling, in accordance with the Design Guide. However, this section of the proposed development has already been granted planning permission under the reference CB/15/00021/FULL, and has been found to be acceptable under this application.
- 1.4 The two proposed front bay windows and overarching canopy would also be visible from the streetscene, however, due to the scale of this section of the proposed development, and the modest height and projection of 0.6 metres beyond the wall forming the principal elevation of the dwelling house, it is considered that this section of the development would not appear as overly prominent, and would also appear as a subservient addition to the host dwelling house in accordance with the Design Guide (2014). This aspect of the proposed development has also been previously granted under the planning permission CB/15/00021/FULL.

- 1.5 Therefore, subject to conditions that would ensure that the materials used for the construction of the proposed development would match those used for the host dwelling, it is considered that the proposed development as a whole 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), section 7 of the NPPF and the Central Bedfordshire Design Guide (2014).

2. Amenity and Living Conditions of Occupiers of Neighbouring Dwellings

- 2.1 The land adjacent to the application site to the southwest has been granted planning permission for the construction of one new dwelling, under the reference CB/15/00970/FULL. Therefore, the amenity and living conditions of the future residents of this dwelling will need to be considered as part of this planning application. Following the incorrect siting of the adjacent dwelling in relation to the approved plans, a revised application has been submitted under the reference CB/16/05597/FULL, which is also for the consideration of the committee on this agenda. It is necessary and appropriate to consider the amenity and living conditions of the potential future occupiers of this dwelling house although at the time of writing, in its current position it is unauthorised.

- 2.2 This unauthorised dwelling is partially constructed, and has a habitable bedroom at first floor level in the south projecting section of the dwelling, which would face the application site. The adjacent dwelling house due to its siting and positioning in relation to the application site, would not be impacted upon in terms of overlooking by the proposed roof extension to the host dwelling house. Given the relationship between buildings, the proposed development would also not result in an unacceptable loss of light, outlook or overbearing impact upon this future neighbouring dwelling.

- 2.3 The revised application on the site adjacent for a new dwelling would be the same design, just sited closer to the highway. However, due to the adequate separation between the dormer windows included in the roof extension, it is considered that the proposed development would not result in an unacceptable overlooking impact, and subsequently would not result in an unacceptable loss of privacy. The proposed development would also not result in an additional loss of light, outlook or overbearing impact upon this neighbouring dwelling due to the separation between the proposed development and the adjacent dwelling, and also due to the scale of the increased height and enlargements to the roof.

- 2.4 The neighbouring dwelling to the north of the site, No. 3a High Street, would be located within relatively close proximity to the application site. However, due to the modest projection and sympathetic design of the two storey rear extension, in relation to the positioning and siting, and also in relation to the separation between the proposed development and No. 3a, it is considered that the proposed development would not result in an unacceptable loss of light, outlook, privacy or overbearing impact upon this neighbouring dwelling.

- 2.5 Due to the siting and separation between the proposed development, and No. 5 High Street, it is considered that the proposed development would not result in an unacceptable loss of light, outlook, privacy and overbearing impact upon this neighbouring dwelling.

- 2.6 Therefore, for reasons outlined above, it is considered that the proposed development would not cause harm to the amenity and living conditions of any current or future occupiers of any neighbouring dwelling, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009), section 7 of the NPPF and the Central Bedfordshire Design Guide (2014).

3. Car Parking and Highway Safety

- 3.1 The proposed development would result in an additional two bedrooms (totalling 6 bedrooms), which would subsequently result in increased vehicular movements to and from the site. However, the Council's Car Parking Standards, which are outlined within the Central Bedfordshire Design Guide (2014), state that for a dwelling with 4/4+ bedrooms, a minimum of 3 parking spaces would be required to satisfy the Design Guide. The existing dwelling occupies 4 bedrooms, which would mean that in accordance with the Design Guide, there would be no additional strain on Car Parking for the application site. Therefore, due to the maintaining of sufficient car parking space through the garage accommodation and the hard standing upon the forecourt of the dwelling house, it is considered that the proposed development would be acceptable in relation to 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 would be 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 / 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 1832.1, 1832.2A, 1832.3b, 1832/5 and 1832/6A

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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