

Item No. 15

APPLICATION NUMBER	CB/17/05981/FULL
LOCATION	203 Biggleswade Road, Upper Caldecote, Biggleswade, SG18 9BJ
PROPOSAL	Single Storey Rear Extension and Alterations
PARISH	Northill
WARD	Northill
WARD COUNCILLORS	Cllr Mr Firth
CASE OFFICER	Nicola Stevens
DATE REGISTERED	18 December 2017
EXPIRY DATE	12 February 2018
APPLICANT	Ms C Maudlin
AGENT	Richard Beaty (Building Design) Limited
REASON FOR COMMITTEE TO DETERMINE	The applicant is a Ward Member
RECOMMENDED DECISION	Full Application - Recommended for Approval

Summary of Recommendation:

Having regard to the size, design and siting of the development it would not have an unacceptable impact on character of the area, or on the amenities of any nearby dwelling and would not have an unacceptable impact on highway safety. Overall the proposal is in accordance with the Policy DM3 of the Core Strategy and National Planning Policy Framework.

Site Location:

The application comprises of a two storey end of terrace property, located on the northern side of Biggleswade Road Upper Caldecote.

The property is constructed with yellow brick on the front, red brick on the side and rear and a slate roof. It has a subservient 2 storey rear gable with a single storey flat roofed extension beyond the latter of which will be replaced.

The site is located outside the Settlement Envelope of Upper Caldecote and within open countryside. It lies within a ribbon of residential development grouped in that part of Biggleswade Road with Woodside Nurseries located opposite.

The Application:

The application seeks permission for Single storey rear extension and alterations.

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

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 22nd 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

Central Bedfordshire Design Guide Adopted 18 March 2014

Planning History

None.

Representations: (Parish & Neighbours)

Northill Parish Council Approve.

Neighbours
Site notice 5.1.18 Comments received from 201 Biggleswade Road:
Our only concerns are the access down the back lane as already tight, the angle to the curve on the back of the house (203) looks like it still needs to come in slightly as the angle will still make the access tight. I have discussed this with Caroline but wanted it in writing as she agrees the angle on the plan is tighter than she had asked for from her architect. Other than that we have no other issues with the plans.

Consultations/Publicity responses

IDB No comments to make.

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 proposed development lies outside the settlement envelope of Upper Caldecote.
- 1.2 Policy DM4 states that development beyond settlement envelopes shall only be permitted as long as it does not cause harm to the character and appearance of the area, and is appropriate within its setting. The policy makes clear that new development should reflect the scale of the settlement in which it is located and that it should complement the surrounding pattern of development. Further to this careful consideration must be given to the criteria set out in Policy DM3 (High Quality Development) of the Central Bedfordshire Core Strategy and Development Management Policies (2009), which also states that development must be appropriate in its scale and design within its setting, and must respect the amenity of surrounding dwellings.
- 1.3 Whilst the principle of a residential extension in this location is acceptable, how successfully the proposals for this site respond to its constraints, the residential amenity of its existing neighbouring occupiers and the character and appearance of the area are matters which shall be addressed within the main body of the report below.

2. Visual impact

- 2.1 The proposal seeks permission for a single storey rear extension to replace the existing. It would also involve re-roofing the single storey side element to be retained for insulation purposes which would increase marginally in height by approx 150mm together with a sunpipe. The large ground floor kitchen window on the side would be reduced in size to two small windows.
- 2.2 The single storey rear extension will provide an enlarged ground floor kitchen area following internal alterations. It will be slightly deeper than the existing extension and marginally taller. The corner of the extension will be curved adjacent to the side access. A rooflight is shown within the flat roofed structure. As the extension will be located to the rear it will not be visible in the streetscene.
- 2.3 Although the flat roof does not match the host dwelling, it replaces an existing flat roofed structure and will not be out of keeping in this rear location where other flat roofs are noted. Given that the extension will be single storey and subservient to the main dwelling it is not considered that this part of the proposal will adversely affect the character and appearance of the area.
- 2.4 It appears the replacement of the large side kitchen window with two smaller windows to serve a wet room and utility room could be constructed under permitted development. As they are shown on the plans they are considered here and are considered in visually in keeping with the residential dwelling.

3. Residential amenity

- 3.1 The two properties most likely to be affected are on either side, the attached mid terrace No 201 Biggleswade Road to the west and the semi-detached property No 205 Biggleswade Road to the east separated by a vehicular access.
- 3.2 There is a ground floor window on the rear elevation of No 201 adjacent to the boundary and set back which is assumed to serve a main habitable room. It appears that the 45 degree rule is already broken in relation to that window by the existing extension. The proposed rear extension will be slightly longer than the existing by approx 0.8m and together with the part to be retained it will also be marginally taller but is not considered to be significantly worse to warrant a reason for refusal. Although it would abut the shared boundary and thus is likely to result in some loss of light early in the morning to the rear amenity area of 201 Biggleswade Road directly adjacent, given there appears to be a ground floor obscure glazed window opposite and the modest increase in depth at single storey only it is not considered that this would result in any undue loss of light or overbearing impact as a result in this instance. The roof lantern will serve the ground floor only. As the extension abuts the shared boundary a condition can be attached to ensure it remains blank sided to protect neighbours privacy.
- 3.3 The rear extension would be well offset from No 205 Biggleswade Road as it will be separated by the side access. Although two smaller replacement windows are proposed in the side of the existing dwelling which face directly onto the two large side kitchen windows of No 205 this is no worse than the existing situation. A new ground floor kitchen window is proposed in the side (eastern) elevation but would be adequately screened from the rear of No 205 by its existing hard

boundary treatment.

- 3.4 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 parking would be unaffected. As the proposal is to enlarge the ground floor living accommodation there would be no requirement for additional on site parking.
- 4.3 The neighbour at No 201 Biggleswade Road has raised concern regarding any impact to the access down the side of the property however this would appear to be a civil matter. Furthermore, the agent has confirmed in writing that the proposal does not encroach on the neighbours legal rights of way in anyway and this cutting back of the wall is an improvement that is being made at the expense of property within the boundary of 203.
- 4.4 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.
- 4.5 There are no further considerations to this application.

Recommendation

That Planning Permission be Approved subject to the following:

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 in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009) and Section 7, NPPF.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows shall be inserted into the western flank of the proposed extension, without the grant of further specific

planning permission from the Local Planning Authority.

Reason: To protect the privacy of neighbouring residents in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009) and 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 17.48.OSmap, 17.48.01.

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.

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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