

Item No. 9

APPLICATION NUMBER	CB/18/01764/FULL
LOCATION	36 Northcroft, Sandy, SG19 1JJ
PROPOSAL	Proposed single storey side extension and part two part single storey rear extension
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllrs Maudlin, Smith & Stock
CASE OFFICER	Michael Allen
DATE REGISTERED	26 April 2018
EXPIRY DATE	21 June 2018
APPLICANT	Mr Harper
AGENT	JLG Design
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Smith due to the development; causing an overbearing impact and loss of light to No. 38, resulting in over development of site.
RECOMMENDED DECISION	Full Application – Recommended for Approval

Reason for Recommendation:

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

The application site consists of a large detached dwellinghouse and its curtilage. The site is located at 36 Northcroft, Sandy, SG19 1JJ. To the north of the site is neighbouring dwelling No. 38 Northcroft and to the east of the site is neighbouring dwelling No. 36A Northcroft.

The Application:

This application seeks planning permission for a part two part single storey rear extension. The rear extension will project 6m beyond the rear wall, has a width of 4.9m, has a height at its highest point of 6.5m and an eaves height at its highest point of 5.1m.

The application also seeks planning permission for a single storey side extension. The proposed side extension enlargement projects 2.5m beyond the side wall, has a depth of 4.2m, a total height of 4.4m and an eaves height of 2.7m.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (July 2018)

Core Strategy and Development Management Policies - North 2009

DM3 High Quality Development
CS14 High Quality Development

Central Bedfordshire Local Plan - Emerging

The Central Bedfordshire Local Plan has reached submission stage and was submitted to the Secretary of State on 30 April 2018.

The National Planning Policy Framework (paragraph 48) 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.

Reference should be made to the Central Bedfordshire Submission Local Plan which should be given limited weight having regard to the above. The following policies are relevant to the consideration of this application:

HQ1 – High Quality Development

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

7 Householder Alterations and Extensions

Relevant Planning History: None.

Consultees:

Sandy Town Council No objection.

Other Representations:

Neighbours Three objections have been received by neighbours that the proposed development is overbearing, causes a loss of light, overdevelopment of site and causes harm to the character and appearance of the area.

In addition one neighbour has supported this application and another neighbour has raised concerns about the description of the proposal.

Determining Issues:

The main considerations of the application are;

Considerations

1. Character and Appearance of the Area

- 1.1 The proposed part two part single storey rear extension would be a large addition to the host dwellinghouse. It will be sited to the rear of the property which would be set back a significant distance from the public realm and highway. For the reasons given above, it is considered that this aspect of the development is not overly prominent within the streetscene. The part two part single storey rear extension it is set down from the ridge height of the host dwellinghouse and would be considered that the proposed development would appear as a subservient addition to the host dwellinghouse, in accordance with design principles outlined within the Central Bedfordshire Design Guide (2014).
- 1.2 Due to the location of the proposed single storey side extension, it is considered that the proposed development would be visible from the public realm and from the highway. Due to the scale and projection of the proposed enlargement, it would not be considered to be overly prominent from this domain. It would be considered that the proposed development would appear as a subservient addition to the host dwellinghouse, in accordance with design principles outlined within the Central Bedfordshire Design Guide (2014).
- 1.3 Therefore, subject to conditions which would ensure that the external materials used for the construction of the development would match those of the existing host building, 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).

2. Amenity and Living Conditions of Occupiers of Neighbouring Dwellings

- 2.1 Neighbouring dwelling No. 38 Northcroft is located to the north of the application site. The proposed rear development will be sited 1.5m away from the adjoining boundary of No. 38. The reason for this is due to No. 36's rear access point being located between both dwellings. The total projection of the rear extension will be 6m but due to No. 38 being set further back than No. 36, the total projection that can be seen from the nearest first floor window will only be 5.2m, whereby 1.9m of this projection would be at single storey level. Given the above it is considered that this aspect of the development does not cause a material loss of outlook or an overbearing impact upon No. 38.
- 2.2 Given the 45 degree rule of light and the orientation of the sun, it is considered that the rear development does not cause a material loss of light to No. 38's nearest first/ground floor window. The proposed rear enlargement does not have any windows that will overlook No. 38's rear garden and for this reason it is considered that there is no unacceptable loss of privacy to the occupiers of No. 38. There will be a new side window inserted at first floor at No. 36 that will serve as a bathroom. This window will be conditioned so that it will be obscurely glazed so that it protects the privacy of the occupiers of No. 38.
- 2.3 Due to the adequate separation distance between the proposed development and No. 36A, it is considered that the proposed rear enlargement does not cause any

harmful implications in relation to loss of light, outlook or privacy, nor is it overbearing upon No. 36.A.

- 2.4 Due to the location, nature, scale of the proposed single storey side extension and the significant separation distance between the side extension and neighbouring dwellings known as No.38 and 36A Northcroft, it is considered that there is no unacceptable loss of light, outlook, privacy or overbearing impacts upon No. 38 and 36A Northcroft.
- 2.5 Therefore the development as a whole would not cause harm to the amenity and living conditions of occupiers of the neighbouring dwellings in accordance with policy DM3 of the Core Strategy Development Management Policies (2009). It is considered that the proposed development is acceptable.

3. Car Parking and Highway Safety

- 3.1 The proposal would result in an increase in bedrooms from a 3 bed to a 4 bed house. The current parking standards contained within the Central Bedfordshire Design Guide (2014) state that a 4 bedroomed house should have a minimum of 3 no. spaces (4 spaces suggested). At least 3 no. spaces can be accommodated on the existing site. Therefore, it is considered that the proposed development would be acceptable in the context of car parking and highway safety, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).

4. Neighbours Comments Received

- 4.1 Objections have been received in relation to this application and therefore a more suitable scheme has been negotiated with the agent to address these objections. Objections were received in relation to an overdevelopment of the site, this has been addressed with a reduced scheme and therefore is now acceptable.
- 4.2 Objections have been received in relation to the proposed development causing harm to the character and appearance of the area. This have been addressed within the report under section 1.
- 4.3 Objections have been received in relation to the proposed development causing a loss of outlook and this has been addressed within the report under section 2.
- 4.4 A concern has been raised by a neighbour in regards to the description of the proposed development being incorrect. The original description 'Proposed extensions to side and rear' has now been changed to ' Proposed single storey side extension and part two part single storey rear extension'. The new description now reflects the negotiated development with the agent and is now correct.

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 **APPROVED** 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 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 12, NPPF).
- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers JLG/625/01 and JLG/625/02 Rev A

Reason: To identify the approved plan/s and to avoid doubt.
- 4 The first floor side window serving as a bathroom in the north west elevation of the development hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision through it at all times and shall be non-opening, unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason: To safeguard the privacy of occupiers of adjoining properties (Section 12, NPPF)

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>

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

The Council acted pro-actively through positive engagement with the applicant 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 and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

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