

Item No. 9

SCHEDULE A

APPLICATION NUMBER	CB/09/01037/FULL
LOCATION	14 Birch Close, Broom, Biggleswade, SG18 9NR
PROPOSAL	Full: Single storey dwelling with associated access.
PARISH	Southill
WARD	Northill & Blunham
WARD COUNCILLORS	Councillors Blaine & Aldis
CASE OFFICER	Dee Walker
DATE REGISTERED	02 June 2009
EXPIRY DATE	28 July 2009
APPLICANT	DC Blayney Associates Ltd
AGENT	DC Blayney Associates Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr Aldis requested the application go to committee for the following reasons: The proposed building is of a sympathetic design to neighbouring properties, is of a suitable size for the plot offering good amenities to future occupiers and is in-fill as it has a separate entrance on to the road
RECOMMENDED DECISION	Refuse

Site Location:

The application site is located within the grounds of 14 Birch Close in Broom and is currently used as a side garden to no. 14. No. 14 is a two storey detached residential dwelling with detached garage. The site is wholly within the settlement envelope.

The Application:

The application seeks permission for the construction of a 2 no. bedroom detached bungalow with off road parking and access from the High Street.

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS1 Delivering Sustainable Development (2005)
PPS 3 Housing (2006)

Regional Spatial Strategy

East of England Plan (May 2008)
Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

Bedfordshire Structure Plan 2011

N/A

Mid Bedfordshire Local Plan First Review 2005 Policies

Policies LPS3, HO6 Mid Bedfordshire Adopted Local Plan (2005) and DPS5

Supplementary Planning Guidance

Mid Bedfordshire District Council's Adopted Supplementary Planning Guidance: Barn Conversions (1999)

Mid Bedfordshire District Council's Adopted Supplementary Planning Guidance: Planning Obligations Strategy (2008)

Planning History

None

Representations: (Parish & Neighbours)

Southill Parish Council	No comments to date
Adjacent Occupiers	Three letters received with no objections One letter received with comments regarding the close proximity of the proposed porch with the shared boundary and ability to maintain this

Consultations

Highways Section	No comments to date
Tree & Landscape Officer	No objections but would require further details of the foundations and how they are going to deal with access and parking around the retained sycamore tree
Site Notice Posted	10.06.2009

Determining Issues

The main considerations of the application are;

1. The principle of development;
2. The effect on the character of the area;
3. The impact that the proposal will have on the residential amenity of neighbouring properties;
4. Any other implications of the proposal.

Considerations

1. Principle of development

The site is located within the settlement of Broom where there is no objections to the principle of infill development provided that the site is of sufficient size to support the dwelling, the design is in keeping with the character of surrounding development, no unduly adverse impact on the amenities of neighbours and acceptable parking in accordance with Policies HO6 and DPS5 of the Adopted Local Plan.

Having regard to the above, there is no objection in principle to the residential development of this site.

2. Character and Appearance of the Area

The site is currently used as part of the garden amenity space for no. 14, which occupies a larger than average plot size within the local vicinity. The properties in Birch Close back onto the High Street and a well established hedgerow and mature trees abut the highway. The proposal seeks to construct a bungalow in this side garden area that will be accessed from the High Street.

Although the proposed dwelling is of a single storey nature, it will measure 6.37 metres wide and 12.69 metres deep with an overall height of 3.7 metres to the ridgeline. The site is of a linear shape and given that the existing dwelling at no. 14 Birch Close is set towards the front of their plot, this new dwelling will not be in keeping with the character of the built form within the locality. Furthermore, the surrounding properties are constructed in red brick and therefore the proposed rendered panels and featheredge weatherboarding is not considered to be in keeping with the appearance of the area.

3. Residential Amenity of Neighbouring Properties

The principal properties that may be affected by the proposal are nos. 14 Birch Close and 10 High Street. All other properties are adequately well removed so as not to be affected.

No. 10 High Street is a detached bungalow located to the south of the application site. No. 10's garage abuts the shared boundary and concerns have been raised with regards to the close proximity of the porch on the proposed dwelling to this side elevation in respect to maintenance. The porch will be within 0.20 metres of the shared boundary, however, the elevation plans show that the new dwelling would be lower than no. 10 and by building up to the shared boundary the occupiers have already restricted the ability to maintain from their land only.

No. 14 Birch Close will be situated to the north of the site and is set forward towards Birch Close like the other properties within the close. The proposed dwelling has been located towards the High Street in order to give provision for a rear garden area. However, this results in the bungalow starting in line with the rear elevation of no. 14 and extending down the garden. With the proximity of the proposed dwelling within 1 metre of the boundary and its depth at 12.69 metres, this will result in an overbearing impact on the amenity of this neighbouring residential property.

4. Any Other Implications

There is a sycamore tree that has a Tree Preservation Order on it within the front parking area of the proposed dwelling. The Tree & Landscape Officer raises no objections but requires further information into the construction of the foundations and how the driveway will be achieved around this tree.

Conclusion

In conclusion, it is considered that the proposal is not conformity with Policies DPS5 of the Mid Bedfordshire Adopted Local Plan 2005; Planning Policy Statement 1 (2005) and Planning Policy Statement 3 (2006); and Technical Guidance: Design Guide for Residential Areas in Mid Bedfordshire (2004). The proposal is therefore **unacceptable** and that planning permission should be refused.

RECOMMENDATION

REFUSE Planning Permission for the application set out above subject to the following reason(s):

- 1 The proposed development, by nature of its resultant unsatisfactory plot size and cramped visual appearance, would have an adverse impact on the character and appearance of the surrounding area; as such the proposal is contrary to Policy DPS5 of the Adopted Mid Bedfordshire Local Plan First Review 2005.
- 2 The proposal would result in an undesirable and unacceptable form of development such that it would have an overbearing impact on the amenities of the occupiers of 14 Birch Close; as such the proposal is contrary to Policy DPS5 of the Adopted Mid Bedfordshire Local Plan First Review 2005.

DECISION

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