

Item No. 16**SCHEDULE C**

APPLICATION NUMBER CB/09/00784/FULL
LOCATION TOWERS CLOSE, TOPLERS HILL, ASTWICK,
HITCHIN, SG18 9TA
PROPOSAL FULL: SINGLE STOREY REAR AND SIDE
EXTENSIONS AND DETACHED DOUBLE GARAGE
PARISH Astwick
WARD Stotfold & Arlesey
WARD COUNCILLORS Cllrs Street, Turner, Saunders & Dalgarno
CASE OFFICER Kate Phillips
DATE REGISTERED 30 April 2009
EXPIRY DATE 25 June 2009
APPLICANT Mrs Gudgin
AGENT Richard Beaty (Building Design)Ltd

REASON FOR COMMITTEE TO DETERMINE THE APPLICANT IS EMPLOYED BY THE COUNCIL.

RECOMMENDED DECISION FULL CONDITIONAL APPROVAL

Site Location:

The application site is Towers Close at Toplers Hill which is a detached bungalow which has been extended at various points in the past. It is situated within a large plot that is accessed from Toplers Hill close to the roundabout by the nearby water tower, however it is very well screened from the adjacent roads by tall trees that surround the site. To the south west of the bungalow is a garage structure in a poor state of disrepair. To the south of the application site is a large field which slopes south alongside the A1. The surrounding area is characterised by open countryside and the A1.

The Application:

This application seeks permission for single storey rear and side extensions and a detached double garage.

RELEVANT POLICIES:**National Policies (PPG + PPS)**

- PPS 1 Delivering Sustainable Development (2005)
- PPS 3 Housing (2006)
- PPG 16 Archeaology and Planning (1990)

Regional Spatial Strategy

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

Mid Bedfordshire Local Plan First Review 2005

Policy DPS6 – extensions and alterations

Supplementary Planning Guidance

Mid Bedfordshire District Council's Technical Guidance:
'Extensions and Alterations: A Design Guide for Householders' (2004)

Planning History

MB/05/01587/FULL	Full: Extensions to ground floor and construction of new roof to provide first floor living accommodation (revised scheme to approval 05/00374 dated 16/05/05) - Full Conditional Approval
MB/05/00374/FULL	Full: Extensions to ground floor level and construction of new roof to provide first floor living accommodation. - Full Conditional Approval
MB/92/01453/FA	Full: Erection of building for storage of hay and tractors. (3 bays-13.7m x 9.1m). - full conditional approval
MB/92/00120/FA	Full: Use of land for the storage of touring caravans - Full Conditional Approval
MB/91/01018/EUC	Established use certificate: Storage of caravans - established use cert refused
MB/91/00491/FA	Full: Renewal of permission for two storey side extension - Full Conditional Approval
MB/86/00178/FA	Full: Extension - Full Conditional Approval

Representations: (Parish & Neighbours)

Astwick PC	No comments received
Edworth PC	No comments received

Consultations/Publicity responses

Site notice posted	19.5.09
Highways officer	No highway implications. Do not wish to restrict the granting of planning permission.
Archaeology officer	The application site is likely to contain buried archaeological deposits. Please attach a condition in line with PPG16 'Archaeology and Planning', paragraph 30.

Determining Issues

The main considerations of the application are;

1. The effect on the character and appearance of the surrounding area
2. The impact on the residential amenity of neighbouring properties
3. Any other implications of the proposal

Considerations

1. Effect on the character and appearance of the area

The host dwelling is in a remote location, largely sheltered from view by the tall trees which surround the site. Although the proposed extensions would create a much larger dwelling, given that the proposed extensions would not be visible in the public realm it is not considered that the character and appearance of the surrounding area would be detrimentally affected by either the extensions or the detached garage. The proposal is therefore considered to be acceptable in accordance with Policy DPS6 of the Mid Bedfordshire Adopted Local Plan.

2. Impact on the residential amenity of neighbouring properties

The host dwelling is so far removed from any neighbouring properties that none would be detrimentally affected by the proposal.

3. Any other implications

The proposed development lies within an area of sub-rectangular and linear cropmarks dating to the Iron Age and representing a settlement complex. Further cropmarks and settlement evidence dating to this period is also known from the area to the north and east. These cropmark complexes are archaeologically sensitive areas and therefore it is likely that the application area will contain buried archaeological deposits.

It is therefore considered that development should not commence on site until archaeological investigation has been undertaken and the results submitted to the Council's archaeological team. A condition, in line with the guidance in PPG 16 should therefore be attached to any planning permission granted.

Reasons for Granting

The proposal for single storey rear and side extensions and a detached double garage would have no detrimental impact upon the character and appearance of the surrounding area and no nearby properties would be affected. The scheme therefore, by reason of its site, design and location, is in conformity with Planning Policy Statement 1 (2005), Planning Policy Statement 3 (2006), Planning Policy Guidance 16 (1990), East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policy DPS6 of the Mid Bedfordshire Local Plan First Review (2005). It is further in conformity with the Mid Beds Supplementary Technical Guidance 'Extensions and Alterations: A Design Guide for Householders' (2004).

RECOMMENDATION

APPROVE Planning Permission for the application set out above subject to the following condition(s):

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 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/complement the existing building(s) and the visual amenities of the locality.

- 3 Details of a scheme of archaeological investigation of the site shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The said development shall only be implemented in accordance with the scheme thereby approved.

Reason: To safeguard any material of archaeological interest which exists on the site in accordance with PPG 16 'Archaeology and Planning' (1990).

- 4 The developer shall provide access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow him to observe the excavations and record items of interest and find. To this end the developer shall notify the Local Planning Authority beforehand of the date on which work under the permission is due to commence.

Reason: To safeguard any material of archaeological interest which exists on the site in accordance with PPG 16 'Archaeology and Planning' (1990).

DECISION

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