

Item No. 17**SCHEDULE C**

APPLICATION NUMBER CB/09/00991/FULL
LOCATION 98 DELLS LANE, BIGGLESWADE, SG18 8HN
PROPOSAL FULL: FIRST FLOOR SIDE/REAR EXTENSION
PARISH Biggleswade
WARD Biggleswade
WARD COUNCILLORS Cllrs M Jones, D Lawrence, J Lawrence , P Vickers
CASE OFFICER Dee Walker
DATE REGISTERED 01 June 2009
EXPIRY DATE 27 July 2009
APPLICANT Mr & Mrs Oliver
AGENT Dimensional Designs

REASON FOR COMMITTEE TO DETERMINE APPLICANT IS A CENTRAL BEDFORDSHIRE COUNCIL MEMBER OF STAFF

RECOMMENDED DECISION FULL CONDITIONAL APPROVAL

Site Location:

The site is located at 98 Dells Lane in Biggleswade and consists of a two storey detached residential dwelling that benefits from an existing single storey rear extension. The property is constructed of multi-stock cream bricks with a pitched roof of red tiles.

The Application:

The application seeks permission for the construction of a first floor side/rear extension situated above the existing study, kitchen & utility room that will give provision for a internal alteration to the first floor layout.

This is a revised scheme following a previous application that was withdrawn due to being unacceptable on grounds of loss of privacy to the property to the rear of the site.

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)

Mid Bedfordshire Local Plan First Review 2005 Policies

Policy DPS6 Mid Bedfordshire Adopted Local Plan (2005)

Supplementary Planning Guidance

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

Planning History

95/00522	Full: Erection of single storey extension to side and rear – Approved 23.05.1995
MB/09/00446	Full: First floor side and rear extension – Withdrawn 22.05.2009

Representations: (Parish & Neighbours)

Biggleswade Town Council	No objections provided neighbours are consulted and any comments are considered by CBC in their deliberations
Adjacent Occupiers	One letter of objection received on grounds of overlooking, loss of privacy and overbearing

Consultations/Publicity responses

Site Notice Posted 10.06.2009

Determining Issues

The main considerations of the application are;

1. The effect on the character of the area
2. The impact that the proposal will have 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 side element of the first floor extension will be visible from Dells Lane but taking into account that it has been set down from the existing ridge line, set back from the front elevation and set in from the side boundary, it will not have an adverse impact upon the character of the area.

The rear element of the first floor extension will not be visible from Dells Lane but will be visible from certain points within Exeter Close, which is situated to the rear of the properties in Dells Lane. However, as the subservient nature of this extension has been continued to the rear there will be no adverse effect on the character and appearance of the surrounding area.

2. Impact of the Proposal on the Residential Amenity of Neighbouring Properties

The principal properties that may be affected by the proposal are nos. 96 Dells Lane and 6 Exeter Close. All other properties are adequately well removed so as not to be affected.

No. 96 Dells Lane is located to the north of the application site and is set slightly further back than no. 98. Although there are no first floor windows proposed in the extension that would cause any loss of privacy, the existing single storey elevation alongside this shared boundary will increase to a two storey and thus creating a mass of brick work. No. 96 is located to the north of the application site and although there may be some loss of light, due to extension mainly being alongside the main dwelling of no. 96 the first floor element would not screen the sun from the garden area. Furthermore, given the staggered location of these two properties as the application site host dwelling is sited further forward towards Dells Lane, the majority of the extension will be in line with no. 96 thereby reducing any impact. It is therefore considered that the proposal is unlikely to have a significant adverse impact on any residential amenity of this neighbouring property.

No. 6 Exeter Close is situated to the rear and backs onto application site. This property has an existing two-storey rear extension similar to that, which is proposed. Concerns have been raised by the occupiers of this property with regards to the loss of privacy to their rear garden.

The proposal has 2 no. first floor windows to the rear elevation that will be located approx. 7.2 metres from the rear boundary, 4.2 metres closer than the existing first floor windows. However, within this revised scheme the internal first floor layout has been altered to allow for these windows to serve the main bathroom and en suite therefore they will be obscurely glazed in order to address the issue of overlooking and loss of privacy from these windows. A condition can be attached to any consent granted to restrict the opening of these windows and maintain the obscure glazing.

Although the extension will be within 7.2 metres of the rear boundary, the physical separation and location of the extension is such that there would not be any overbearing impact to neighbouring properties. Furthermore, the proposed ridge line of the extension is considerably lower than the host dwelling therefore lessening any impact.

No. 100 Dells Lane is located to the south of the site and considering that the extension is set away from this property there will be no adverse impact on the residential amenity of this neighbouring property.

It is therefore considered that the revised proposal would not have a significant adverse impact upon the residential amenity of the neighbouring properties.

3. Any Other Implications

There are no further considerations to this application.

Reasons for Granting

In conclusion, the scheme by reason of its site, design and location is in conformity with Policy DPS6 of the Mid Bedfordshire Adopted Local Plan 2005; Planning Policy Statement 1 (2005) and Planning Policy Statement 3 (2006). It is further in conformity with the Mid Beds Supplementary Technical Guidance 'Extensions and Alterations: A Design Guide for Householders' (2004). It is therefore considered **acceptable** and that planning permission should be granted subject to conditions.

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 **Prior to the first occupation of the building the first floor windows in the west elevation of the development shall be fitted with obscured glass of a type to substantially restrict vision through it at all times, and restriction on its opening, details of which shall have been previously submitted to and agreed in writing by the Local Planning Authority. The development shall accord with the approved details.**

Reason: To safeguard the amenities of occupiers of adjoining properties.

- 3 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.

- 4 Notwithstanding any provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no further window or other opening shall be formed on the north, south and west elevation of the building.

Reason: To protect the amenities of occupiers of neighbouring properties.

DECISION

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