

<b>Item No. 18</b>
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SCHEDULE C

<b>APPLICATION NUMBER</b>	<b>CB/09/01141/FULL</b>
<b>LOCATION</b>	<b>58 CAMBRIDGE ROAD, LANGFORD, BIGGLESWADE, SG18 9PS</b>
<b>PROPOSAL</b>	<b>FULL: TWO STOREY SIDE EXTENSION.</b>
<b>PARISH</b>	<b>Langford</b>
<b>WARD</b>	<b>Langford &amp; Henlow Village</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Clarke &amp; Cllr Rogers</b>
<b>CASE OFFICER</b>	<b>Sam Boyd</b>
<b>DATE REGISTERED</b>	<b>11 June 2009</b>
<b>EXPIRY DATE</b>	<b>06 August 2009</b>
<b>APPLICANT</b>	<b>Mr Smith</b>
<b>AGENT</b>	<b>Richard Beaty(Building Design) Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>THE APPLICANT IS EMPLOYED BY CENTRAL BEDFORDSHIRE COUNCIL</b>
<b>RECOMMENDED DECISION</b>	<b>Full Conditional Approval</b>

**Site Location:**

58 Cambridge Road is a detached two storey dwelling located in a residential area of Langford. The property is constructed in red bricks under a concrete tile roof and has a flat roof single storey side extension with a single garage and attached carport.

To the rear of the property the large garden backs on to open countryside and is bound by conifer hedges and timber fencing.

**The Application:**

Planning permission is sought for a two storey side extension.

**RELEVANT POLICIES:**

**National Policies (PPG & PPS)**

PPS 1 Delivering Sustainable Development

**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**

DPS6 The Built Environment

### **Supplementary Planning Guidance**

Extensions and Alterations: A Design Guide for Householders 2004

### **Planning History**

There is no planning history

### **Representations: (Parish & Neighbours)**

Langford Parish Council	No comments received at time of writing report
Adjacent Occupiers	No comments received at time of writing report

### **Consultations/Publicity responses**

Site notice displayed 19/06/09

### **Determining Issues**

The main considerations of the application are;

1. The effect upon the character and appearance of the area.
2. The impact on neighbouring amenities.

### **Considerations**

#### **1. The effect upon the character and appearance of the area.**

It is proposed to extend the property with a two storey side extension that also projects forward of the front elevation and beyond the rear elevation of the existing dwelling. The extension roof would form a gable to the front and rear.

Although the width of the proposed extension is 5.8m and the depth is 10m, the footprint is not significantly larger than the existing flat roof section of the building. The extension is set well away from the boundary shared with the neighbouring property and the dwelling is set back from the street frontage. A conifer hedge on the front boundary screens the property from the street scene.

The extension is not set down at the roof line or set back from the front elevation, which is contrary to guidance on subservient extensions in the Councils Supplementary Planning Guidance: Extensions and Alterations: A Design Guide for Householders, however as the property is detached, there is existing landscaping on the front boundary and it is set well back, in this case the wider impact of the development is limited. In addition, to achieve a subservient extension the design of the proposal would be compromised. As such, the size and design of the extension is felt to be appropriate for the property.

On balance, the proposal is considered acceptable with regard to its impact upon the character and appearance of the area.

## **2. The impact on neighbouring amenities.**

The proposed extension is sited at approximately 3.1m from the boundary shared with No. 56 Cambridge Road. Due to this separation the proposed extension would not result in any significant light loss or have an overbearing impact upon this neighbouring dwelling. Windows proposed on the side facing elevation serve an en suite bathroom on the first floor and a utility room on the ground floor therefore no adverse overlooking would occur. The en suite window should be obscure glazing and this can be secured via a condition of approval.

No. 60, the adjacent property to the east of the application site would not be adversely affected by the proposal given the location of the extension. However to ensure that there is no potential to overlook the rear garden of this property a condition restricting the insertion of any further windows on the eastern elevation of the extension should be attached if permission is granted.

The rear of the property faces open fields therefore there are no other neighbouring properties to consider.

Overall it is considered that the proposal would not have a detrimental impact upon the amenities of the adjacent occupants.

## **Reasons for Granting**

The proposed extension is acceptable in accordance with Policy DPS6 of the Mid Bedfordshire Local Plan First Review 2005. The proposed extension would not impact detrimentally upon the character and appearance of the surrounding area and there would be no adverse impact upon the residential amenity of neighbouring properties. The scheme therefore, by reason of its siting, design and location, is in conformity with Planning Policy Statement 1(2005), 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).

- 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 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 eastern or western elevation of the building.

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

- 4 Prior to the first occupation of the building the first floor window in the western elevation of the development hereby permitted shall be fitted with obscured glass of a type to substantially restrict vision through it at all times. No further windows or other openings shall be formed in the elevation.

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

**DECISION**

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