

Item No. 08**SCHEDULE A**

APPLICATION NUMBER	CB/09/05143/TP
LOCATION	Haybury Lodge 20A Lanes End, Heath And Reach, Leighton Buzzard, LU7 0AE
PROPOSAL	Construction of balcony with new rear entrance and external stairs.
PARISH	Heath & Reach
WARD	Plantation
WARD COUNCILLORS	Cllr Peter Rawcliffe and Cllr Alan Shadbolt
CASE OFFICER	Donna Stock
DATE REGISTERED	24 June 2009
EXPIRY DATE	19 August 2009
APPLICANT	Mr White
AGENT	Central Bedfordshire Council
REASON FOR COMMITTEE TO DETERMINE	Objection received from Conservation Officer and Agent member of this Council
RECOMMENDED DECISION	Refuse Planning Permission

Site Location

The application site consists of a detached bungalow located within an unmade cul-de-sac in the village of Heath & Reach. The site is flanked to the west by 26 Lanes End, to the east by 18 Lanes End, to the south by 20 Lanes End and to the north by properties 17 and 18 Emu Close. The application site falls within the Heath & Reach Conservation Area and the streetscene in the immediate vicinity is mainly characterised by older buildings including many thatched cottages.

The Application

Permission is sought for the construction of a balcony on the rear elevation of the property. The balcony would measure 3 metres in depth, with a width of 3 metres and an overall height of 3.5 metres. It would be constructed to provide access from the living room area via a patio door which would replace the existing window. An external staircase would provide access from the balcony to the rear garden which is significantly lower than the internal floor level.

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

PPS1 (Delivering Sustainable Development)
PPG15 (Planning and the Historic Environment)

Regional Spatial Strategy**East of England Plan (May 2008)**

ENV6 (The Historic Environment)
ENV7 (Quality in the Built Environment)
SS1 (Achieving Sustainable Development)

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

None

Bedfordshire Structure Plan 2011

None

South Bedfordshire Local Plan Review Policies

BE8 (Design Considerations)

H8 (Extensions to Dwellings)

Planning History

SB/TP/03/0049 - Permission for a single storey side extension

Representations: (Parish & Neighbours)

Parish/Town Council None

Neighbours None

Consultations/Publicity responses

CBC Listed Building and Conservation Officer (06/07/2009) Objections on grounds of poor design principles within the Conservation Area.

Determining Issues

The main considerations of the application are;

1. Design Considerations
2. Affect on Residential Amenity
3. Affect on the Character of the Conservation Area

Considerations

1. Design Considerations

Due to the topography of the site, the rear of the property is visually prominent from Emu Close and Old Linslade Road. The structure due to its large overall size and un-sympathetic materials will be largely prominent, failing to compliment or harmonise with the original dwellinghouse or properties within the locality and will detrimentally affect the character of the area.

2. Affect on Residential Amenity

Due to the balconies significant height and depth, the residential amenities of 17 & 18 Emu Close are likely to be impinged upon by the development, due to overlooking of the rear gardens and rear elevations of those properties.

3. Affect on the Character of the Conservation Area

National Policy guidance in PPG15 seeks to preserve the character and quality of historic environments, in this instance the character and appearance

of the Heath & Reach Conservation Area. The proposal due to its poor design, disproportionate scale and un-sympathetic materials does not preserve or seek to compliment the Conservation Area. The Conservation Officer has objected on the grounds that the balcony will be visually prominent and will have a material impact on the views into the Heath & Reach Conservation Area.

Reasons for Granting

Due to the proposed balconies overall size and siting, it would appear overbearing and obtrusive, detrimentally affect the character of the Conservation Area and would result in an unacceptable reduction in residential amenity. The proposal would therefore not comply with Policies BE8 and H8 of the South Bedfordshire Local Plan Review 2004.

Recommendation

That Planning Permission be **REFUSED** for the following reasons:

- 1 The proposed development would, because of its size, siting and unsympathetic design and materials, be out of character with the existing dwelling and other similar properties in the locality, harmful to the visual amenity of the street scene, of nearby residents and to the overall character and appearance of the Heath and Reach Conservation Area. The proposal is therefore contrary to national guidance set out in PPG15 and to Policies H8 and BE8 of the South Bedfordshire Local Plan Review.

- 2 The proposed development would, because of its size, bulk, siting and unsympathetic design, appear unduly obtrusive and would result in an unacceptable amount of overlooking of the adjoining properties 17 and 18 Emu Close. The proposal is therefore contrary to the principles of good design as set out in national guidance within Planning Policy Statement 1, 'Delivering Sustainable Development' and to Policies BE8 and H8 of the South Bedfordshire Local Plan Review.

DECISION

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