

SCHEDULE A

APPLICATION NUMBER	CB/09/05710/FULL
LOCATION	64 Wallace Drive, Eaton Bray, Dunstable, LU6 2DF
PROPOSAL	Demolition of bungalow and erection of replacement two storey dwelling with attached garage and erection of new detached two storey dwelling with detached double garage.
PARISH	Eaton Bray
WARD	South West Bedfordshire
WARD COUNCILLORS	Cllr Ken Janes & Cllr Marion Mustoe
CASE OFFICER	Simon Barnett
DATE REGISTERED	21 August 2009
EXPIRY DATE	16 October 2009
APPLICANT	Mr A Barber
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Janes at the request of the Parish Council
RECOMMENDED DECISION	Refuse Planning Permission

Site Location:

The application site comprises the curtilage of number 64 Wallace Drive, a detached single storey dwelling, and an additional parcel of land to the north. The site is flanked to the east by the flank of number 58, the rear of number 60 and the flank and rear of number 62 Wallace Drive. To the west is number 66 Wallace Drive and to the north an open brook running alongside The Comp.

The site has an irregularly shaped frontage of 33 metres, an average width of 17 metres, an average depth of 56 metres and an overall area of approximately 1100 square metres.

The Application:

Planning permission is sought to redevelop the site by the erection of two, two-storey four bedroom detached dwellinghouses, one to replace the existing bungalow and the second to the rear of the site.

To the front of the site, the existing bungalow would be demolished and replaced by a dwelling with an 'L-shaped' footprint with two floors of accommodation. Since originally submitted the design of this dwelling has been altered to reduce the bulk of the building adjacent to the common boundary with numbers 60 and 62 Wallace Drive. The proposed dwelling would sit beneath a pitched roof rising to a ridge height of 8.0 metres with part hipped features to the gables and subordinate hipped front projections.

The dwelling proposed for the rear of the site would be located adjacent to number 58 and rearward of number 66. The proposed dwelling would have a rectangular footprint with two-storey front and rear projections and sit beneath a pitched roof with half-hip details with a maximum height of 8.6 metres.

Each dwelling would have a double garage with further off street driveway parking being provided for two more cars.

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS1 - Delivering Sustainable Development
PPS3 - Housing
PPG13 - Transport
PPS25 - Development and Flood Risk

Regional Spatial Strategy

East of England Plan (May 2008)

ENV7 - Quality in the Built Environment

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

South Bedfordshire Local Plan Review Policies

H2 - Fall-In Sites
BE8 - Design Considerations
T10 - Parking - New Developments

Planning History:

Application Site

SB/TP/79/0042 - Permission for detached bungalow and double garage
SB/TP/07/0953 - Withdrawn application for erection of two detached dwellings following demolition of bungalow and garage.
SB/TP/08/0375 - Refusal for erection of two detached dwellings following demolition of bungalow and garage (Revised Application SB/TP/07/0953).

Land adj 64 Wallace Drive

SB/TP/88/0710 - Permission for erection of one detached dwelling.
SB/TP/93/0843 - Refusal for erection of three detached dwellings (outline).
SB/TP/93/0885 - Permission for erection of two detached dwellinghouses with garages.

Representations:

(Parish & Neighbours)

Parish Council	Recommend Refusal: (1) Impact on neighbouring properties; (2) Over development of site; and (3) Setting a precedent.
Neighbours	22, 27, 29, 33, 37, 41, 43, 46, 58, 60, 62, 66 & 68 Wallace Drive: Object on some or all of the following grounds: <ul style="list-style-type: none">• design not in keeping;• cramped development;• loss of privacy;• loss of light;• loss of trees;• increased noise and disturbance;• increased risk of flooding;• increased traffic and impact on highway safety;• precedent;• use of private sewer;

- development for commercial gain;
- affect on existing low water pressure;
- loss of bungalow and more affordable housing unit; and
- Council should compulsory purchase bungalow.

Any additional responses received as a result of the re-consultation on the revised drawings will be reported at the meeting.

Consultations/Publicity responses

Highways	Recommends conditions and informative's.
Tree & Landscape	No objection.
Buck & R Ouzel IDB	Advises contents of Flood Risk Assessment (FRA) is acceptable. Recommends planning permission should contain conditions based on FRA.
Environmental Health	Recommends informative.

Determining Issues

The main issues considered relevant in the determination of this application are:

1. Principle of Development;
2. Design and Appearance;
3. Affect on Residential Amenity;
4. Access and Parking;
5. Flooding; and
6. Other Issues.

Considerations

1. Principle of Development

The application site is located within the built envelope of Eaton Bray, excluded from the Green Belt. Accordingly there can be no objection to the principle of redevelopment to a higher density, which would be in accordance with local and national planning policies. Furthermore the site of the proposed dwelling would reflect the existing layout and character of Wallace Drive in this locality. Representations have been received relating to the loss of a bungalow, however having regard to the suitability of the site for the proposal its loss is considered acceptable.

2. Design and Appearance

The design of the proposed dwellings is similar to that of existing dwellings in Wallace Drive such that they would sit comfortably within the contextual streetscene. The proposed dwellings would not appear as unduly prominent features or appear out of character with the locality. The proposed plot and dwelling sizes are comparable to that of the existing properties in Wallace Drive and would not appear cramped or overdeveloped.

3. Affect on Residential Amenity

The proposed dwellings have been amended since originally submitted with side facing windows being removed from both dwellings and the design of the 'front' dwelling being altered to reduce its bulk adjacent to the common boundary with numbers 60 and 62 Wallace Drive.

The proposal would result in the siting of a two-storey wall approximately 10 metres from the rear elevation of number 60 Wallace Drive and as such be likely to have an

overbearing relationship with that property harmful to the living conditions of the occupiers.

It is considered that, with the exception of the issue discussed above, the siting and revised design of the proposed dwellings is such that the proposal would not result in a significant impact on the residential amenities of the occupiers of other adjacent dwellings.

4. Access and Parking

The Council's Highway Officer raises no objection to this application and recommends planning conditions be imposed to ensure that the access and parking arrangements are satisfactory. We concur with this view and consider that the proposed access and parking arrangements are acceptable and unlikely to prejudice highway safety.

5. Flooding

The application site is within a floodplain and the application is accompanied by a flood risk assessment, the contents of which have been accepted by the IDB who are responsible body for the nearby brook.

6. Other Issues

A number of representations have been received relating to the existing bungalow (and estate) being served by a private sewer with a history of problems. The status and capability of the existing sewerage system is not an issue that can be used to justify a reason for refusal and should be addressed through the provisions of the Building Regulations and by those responsible for the use and maintenance of the existing sewer. In planning terms the proposed use of the existing foul water drainage system to serve the proposed development is acceptable.

Further issues such as precedent, the potential affect on utility supplies, the fact that the existing dwelling is in good order and that the development is solely for commercial gain are not material planning considerations and can be given little weight in the determination of this application.

Recommendation: that Planning Permission be REFUSED for the following:

- 1 The proposed development would, by virtue of its scale, massing and siting, have an overbearing relationship with number 60 Wallace Drive harmful to the residential amenity of the occupiers of that property. The proposal is therefore contrary to the principles of good design as set out in Planning Policy Statement 1: 'Delivering Sustainable Development' and Policies H2 and BE8 of the South Bedfordshire Local Plan Review.

DECISION

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