

Item No. 18**SCHEDULE C**

APPLICATION NUMBER	CB/09/06441/FULL
LOCATION	83 Fallowfield, Ampthill, Bedford, MK45 2TT
PROPOSAL	Full: Two storey side extension to replace existing garage. Single storey rear extension.
PARISH	Ampthill
WARD	Ampthill
WARD COUNCILLORS	Cllr Duckett & Cllr Summerfield
CASE OFFICER	Sarah Fortune
DATE REGISTERED	03 November 2009
EXPIRY DATE	29 December 2009
APPLICANT	Mr Wall
AGENT	Mr S Everitt
REASON FOR COMMITTEE TO DETERMINE	Applicant's wife is a member of Staff.
RECOMMENDED DECISION	Grant Planning Permission

Site Location:

The site lies on the north west side of Fallowfield in the built up area of the town of Ampthill and comprises of a semi detached house which lies in an area of similar style semi detached and detached houses.

The Application:

This application is for the erection of two storey side extension (to replace the existing single storey garage and utility) and a single storey rear extension onto the dining area to provide for a sun room.

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

PPS3 Housing

Regional Spatial Strategy

East of England Plan (May 2008)

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

Bedfordshire Structure Plan 2011

Mid Bedfordshire Local Plan First Review 2005 Policies

DPS5 Impact on amenity

Core Strategy and development management policies.

DM3 Impact on amenity

Supplementary Planning Guidance

2004 Extensions and Alterations A Design Guide for Householders.

South Bedfordshire Local Plan Review Policies

Supplementary Planning Guidance

Planning History

None relevant

Representations: (Parish & Neighbours)

Amphill TC Support subject to there being no adverse effect in neighbouring properties.

Adj Occupiers 77 Fallowfield, Amphill.

No objections to the additional window at first floor level in view of the fact that there are already several windows facing to the rear towards the neighbour. With regard to the single storey rear extension suggest that higher rear fence be erected to protect amenity and privacy.

Consultations/Publicity responses

Highways officer Any comments received to be reported verbally.

Determining Issues

The main considerations of the application are;

1. Size, Siting and Design in relation to house and the visual amenities of area.
2. Impact on amenities of neighbours

Considerations

1. Size, Siting and Design in relation to house and the visual amenities of area

This is a semi detached house with an attached garage to the side. It is proposed to demolish the garage and utility and replace with a two storey side extension to provided for a new garage, utility and WC with a fourth bedroom and bathroom above. The first floor element of this side extension is to be set back from the front of the house by 0.4 **metres** (approx) and set down from the ridge 0.1m (approx) and there is to be a mono pitched roof over the small part of

the single storey garage which is to project 0.9m (approx) in front of the main front elevation of the house.

The rear sun room is to have a depth of 4.3 metres and a width of 3 metres and is to have a mono pitched roof with a ridge height of 3.7 metres. It is to be built close (0.15m) up to the shared boundary with the adjoining house.

Both extensions are to be built in bricks and tiles to match the house.

It is felt that the size and design of the extensions are in keeping with the house and the visual amenities of the area generally - particularly since the first floor element is to be set back from the front of the house and set down from the ridge so that it reads as being subservient. Also, it is set in by one metre from the shared boundary with the next house to the west. It is felt that it meets Mid Beds Local Plan Policy DPS5, Policy DM3 of the Core Strategy and Development Management Policy Document dated November 2009 and the council's design guide on House Extensions and Alterations 2004.

2. Impact on amenities of neighbours

A main area of consideration is the potential impact on the amenities of both the adjoining neighbours as well as the ones to the other side and the ones to the immediate rear of the house.

The adjoining neighbours will have the single storey sun lounge built up to their shared boundary. However, they have a single storey rear extension which is of slightly shallower depth than the single storey extension now being proposed. In view of this it is felt that there will be minimal loss of amenity to the adjoining neighbours by way of loss of outlook, overshadowing or loss of light.

With regard to the neighbours to the west there is to be a gap of 4 metres (approx) between the proposed first floor extension and the main two storey side elevation of this neighbour. This means that there will be some loss of light and outlook to these neighbours - since the extension is to extend 2.5 metres (approx) beyond the rear elevation of this neighbour - but in view of the fact that there are to be no windows in the new side elevation at first floor level loss of amenity by way of overlooking will be minimal.

The rear sun lounge is to be built so that it is about 4 metres from the shared rear garden boundary with number 77 Fallowfield to the rear/north west of the site. A revised plan has been submitted which shows that the existing rear boundary fence is to be replaced with a taller - 2m in height - timber close boarded fence. This will help to protect the amenities of the neighbours to the rear - in 77 Fallowfield - from the potential for overlooking from the sun room.

The proposed development accords with Policy DPS5 of the Mid Beds Local Plan First Review 2005 and policy DM3 of the Core Strategy and development Management Policy Document dated November 2009.

Reasons for Granting

In view of the fact that there are no objections to the principle of the extensions, they are felt to be of acceptable size, siting and design in relation to the house and the visual amenities of the area generally and there will not be an unduly adverse impact on the amenity of the neighbours by way of loss of outlook, overbearing impact and overlooking the application is recommended for approval as being in compliance with planning policy DM3 in the Core Strategy and Development Management Policy document November 2009

Recommendation

That Planning Permission be granted subject to the following:

- 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 The fence to the rear boundary of the site as shown on approved plan ref SE2558/1/B shall be erected prior to the construction of the rear sun lounge and shall be maintained as such unless there has been prior approval in writing from the Local Planning Authority.

Reason: To prevent the potential for overlooking and loss of amenity to occupiers of the house to the rear of the site

DECISION

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