

Item No. 14**SCHEDULE B**

APPLICATION NUMBER	CB/09/06518/FULL
LOCATION	Braemar, Rectory Lane, Cranfield, Bedford, MK43 0BJ
PROPOSAL	Full: Demolition of existing building and replace with two dwellings.
PARISH	Cranfield
WARD	Cranfield
WARD COUNCILLORS	Cllr Bastable & Cllr Matthews
CASE OFFICER	Nicola Stevens
DATE REGISTERED	06 November 2009
EXPIRY DATE	01 January 2010
APPLICANT	Mr G Greenwood
AGENT	Robert H Robertson & Associates
REASON FOR COMMITTEE TO DETERMINE	Councillor Matthews request due to Parish Council concerns of overdevelopment, out of character and height of development
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The site is in the main a rectangular area of land located on the eastern side of Rectory Lane. It lies within the settlement envelope of Cranfield. The site is surrounded by a mix of housing types and styles to the north, south and west. To the east lies open countryside. A detached bungalow known as Braemar currently occupies the site.

The Application:

The application seeks full consent for the demolition of the existing bungalow and erection of 2 dwellings.

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

PPS1: Delivering Sustainable Development

PPS3: Housing

Mid Bedfordshire Local Plan First Review 2005 Policies

- LPS1 Selected settlements
- DPS5 New development
- DPS9 Provision of amenity areas and open space
- DPS10 Highways provision for new development
- H06 Location of new residential development

Core Strategy and Development Management Policies Adopted November 2009

- CS1 Selected settlements
- CS2 Developer Contributions
- CS3 Health and Sustainable Communities
- CS4 Linking Communities – Accessibility and Transport
- CS16 Landscape and Woodland
- CS17 Green Infrastructure
- DM3 High Quality Development
- DM4 Development within and beyond settlement envelopes

Supplementary Planning Guidance

A Design Guide for New Residential Development in Mid Bedfordshire
Adopted 2004

Mid Bedfordshire Council Planning Obligations SPG Adopted Feb 2008

Planning History

None

Representations:

(Parish & Neighbours)

Cranfield Parish Council	Object, the height will dominate the local amenities. Design is out of character with the surrounding area and will affect the streetscene. Over development of the site. The amount of trees being removed will affect the aspect of the locality. A site visit is required.
Neighbours/Site Notice	2 letters of objection, concerned that demolition is carried out carefully as there may be asbestos, the replacement properties would appear very dominant for this rural corner of the village and concerned they are taller in height than surrounding properties, suggest siting the dwellings to the rear so the height does not dominant Bridleways or preferably the dwellings should be restricted to single storey, what is to happen to the large area to the rear and to stop it becoming a business site? Concerned about loss of privacy. This scheme will set a precedence in the area.

Consultations/Publicity responses

Highway Officer	No comments received
Tree & Landscape Officer	The intention seems to be to retain the trees T6767 (Ash) and T6768 (Sycamore). Suggest the area between them is fenced off during both demolition and construction and a minimal dig surface used.
Planning Liaison Officer	No comments to make

Determining Issues

The main considerations of the application are;

1. Principle of development
2. Visual impact
3. Residential amenity
4. Highways
5. Other issues

Considerations

1. Principle of development

The site is located within the large settlement of Cranfield wherein the principle of new residential development is acceptable as endorsed by Policy HO6 of the Local Plan and DM4 of the Core Strategy subject to various criteria being satisfied.

The proposal is for 2 dwellings (following demolition of the existing bungalow) on a site 0.12 hectares in size equating to a density of development of 16 dwellings per hectare. Although the comments of the Parish Council are noted, the figure set out in PPS3 of 30 dwellings per hectare is a minimum and it is considered that the development proposed does reflect the character and nature of the village edge and in this context the erection of 2 dwellings is considered acceptable.

The proposal falls within the settlement boundary and is considered to constitute an under utilised resource. It is not defined for any purpose within the adopted Local Plan and therefore its development for residential purposes is wholly appropriate and compliant with planning policy.

2. Visual impact

The application seeks consent for 2 one and a half storey dwellings. The layout of the development is linear in its form, determined by the width and depth of the site. The site lies on the rural edge of the village. The character of the area at this point is mixed comprising bungalows directly to the south and two storey dwellings to the north and east. Sufficient gardens are provided around both properties to show that the proposal will not result in over development.

In terms of design, the dwellings will be constructed of facing brickwork plinths with medium stained feather edged boarding over and roof tiles, details to be agreed by condition. The dwelling on plot 1 will measure approx 6.0m in height, the dwelling on plot 2 by approx 6.25m, linked together by open car hovels. Both dwellings will project forward of the existing dwelling but will not be further than the adjoining dwelling Bridleways. There is a gradual gradient across the site falling from west to east.

In terms of the scale of the existing dwellings, Braemar is only 0.1m taller than Bridleways. To accommodate the increase in height of the proposed dwellings the ground level is to be lowered so that the dwelling on plot 1 will be 0.71m taller than Bridleways and on plot 2 by 0.96m. Although the scale and massing of built development will be greater than existing due to lower eaves heights and greater depth of roofspace, this site has a wide frontage (approx 17m) which can easily accommodate two dwellings on this site. With the reduction in ground levels and the proposed relationship and distances between properties it is

considered that the proposed increase in height of the dwellings is visually acceptable in streetscene terms. In terms of ridge heights the proposed dwellings will be slightly taller than Bridleways but lower than the two properties opposite in East Hills. As such it is considered that the scale, massing and design of the dwellings is reflective of the mix of dwelling types and styles in the immediate locality.

There are a number of existing trees on the site. The applicant states that careful consideration has been given to landscaping the site in order to retain a significant amount of the perimeter trees and a Tree Survey has been submitted in support of the application. The report shows that the trees are generally in poor form with their value restricted to the site. The Tree and Landscape Officer has no objection to this approach subject to condition.

In this instance, it is concluded that the development of this site for 2 dwellings, in the form proposed would not result in any unacceptable harm to the character or visual amenities of the area.

3. Residential amenity

The bungalow directly to the south of the application site known as Bridleways has a garage to the front facing onto Rectory Lane. It has two bedroom windows, and a kitchen window and door on its side elevation facing the application site. There is an existing 1.7m fence along the shared boundary in front of these windows, the remainder of the boundary to the front and rear being 1.2m high. The dwelling on plot 1 will be sited approx 1.2m closer to the boundary (blank sided) and brought forward on the plot in line with the bedroom window closest to Rectory Lane. It is considered that with the reduction in ground level and given the relationship and orientation of the properties there would be no undue loss of light, privacy or overbearing impact to the bedroom windows. A large glazed opening is also proposed in the side elevation towards to the rear of the property approx 10.5m away from the shared boundary and opposite the kitchen window at Bridleways. Again due to the lower ground level, the fact that this would be single storey and given the existing fence line this part of the proposal would not result in any undue loss of privacy for the occupiers at Bridleways. A balcony is also proposed on the rear elevation to serve the first floor bedroom, this will not unduly harm the privacy of the neighbour whose main garden is to the rear of the property and a condition could be attached to ensure a screen is erected on the side of the balcony to ensure no loss of privacy to the ground floor kitchen window, which also has another window on the rear.

The two 2 storey dwellings opposite, Nos 14 and 15 East Hills, are both blank sided facing the application site. Dancers Den is a split level property with the single storey element being closest to the application site. Whilst the dwellings will have main habitable windows at first floor facing onto this part of Rectory Lane and they will project forward of the existing bungalow Braemar and thus be closer to the road, they will still be more than 20 metres away from the existing properties opposite. Therefore whilst the comments of one of the neighbours is

noted it is not considered that this proposal will result in undue loss of privacy for the occupiers of those properties, nor will there be any loss of light or overbearing impact.

No other surrounding properties would be affected as they are located too far away.

The private amenity space for each dwelling would be acceptable, providing for an appropriate level of usable amenity for future occupiers.

4 Highways

Vehicular access to the site will be taken directly from Rectory Road. It is proposed to re-use the existing access and create a new one. No highway and pedestrian safety concerns have been raised by the Highway Officer.

5 Other issues

Waste

The Planning Development Liaison Officer has not raised any objection to the proposed development.

Although the comments of neighbours are noted regarding concern that demolition is carried out carefully as there may be asbestos, any environmental or health issues are covered by separate legislation and cannot be taken into consideration when determining this application. However a note to applicant could be attached to inform them of this possibility.

Unilateral Obligation

There is a requirement for a Unilateral Obligation to be provided. This has been submitted and is now satisfactorily completed.

Reasons for Granting

The proposal is in conformity with Policies LPS1, H06, DPS5, DPS9, DPS10 of the Mid Bedfordshire Local Plan First Review adopted December 2005 and policies CS1, CS2, CS3, CS4, CS16, CS17, DM3, DM4 of the Core Strategy and Development Management Policies Adopted November 2009 as the proposal does not seriously harm the amenities of neighbours and will not have a harmful impact on the character and appearance of the locality. Appropriate and safe provision has been made for access and parking.

The proposal is in conformity with Planning Policy Statements 1 (Delivering Sustainable Development), 3 (Housing), and Technical Guidance: Design Guide for Residential Areas in Mid Bedfordshire Adopted 2004 and Mid Bedfordshire Council Planning Obligations Supplementary Document Adopted Feb 2008.

Recommendation

That Planning Permission be APPROVED 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 Notwithstanding the details shown, no development shall commence until full details of both hard and soft landscaping are submitted to and approved in writing by the Local Planning Authority. These details shall include:-

- i) materials to be used for any hard surfacing;
- iii) planting plans, including schedule of size, species, positions, density and times of planting;
- iv) cultivation details including operations required to establish new planting;

The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.

- 3 The scheme approved in Condition 2 shall be carried out by a date which shall be not later than the end of the full planting season immediately following the first occupation of the buildings hereby approved. Thereafter the planting shall be adequately maintained for a period of five years from the date of planting. Any of the trees or shrubs or both which die or are removed, or which become severely damaged or seriously diseased (during the said period of five years) shall be replaced with trees or shrubs or both, as the case may be, of similar size and species to those originally required to be planted and the same shall be maintained until properly established.

Reason: In order to ensure that the planting is carried out within a reasonable period in the interest of the visual amenities of the area.

- 4 **Notwithstanding the details shown, no development shall commence until details of materials to be used for the external finishes of the development hereby approved are submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.**

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.

- 5 **No development shall commence until a scheme is submitted for written approval by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the buildings are occupied.**

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.

- 6 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 side (southern) elevation of the building on plot 1.

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

- 7 All existing onsite building and other structures shall be demolished and all resultant detritus completely removed from the site prior to the commencement of building works unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area.

- 8 **Prior to the development hereby approved commencing on site details of the final ground and slab levels of the dwellings and gardens hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas.

- 9 All works to or affecting trees on or adjoining the site including tree protection measures and fencing shall be carried out in accordance with the relevant recommendations of the Tree Survey Report dated 5 October 2009 unless otherwise agreed in writing by the Local Planning Authority. The area between T6767 and T6768 shall be fenced off during both demolition and construction and only removed when the final drive has been constructed.

Reason: To safeguard the existing trees on the site in the interests of visual amenity.

10 No development shall commence until details of a visibility screen wall to the south side of the first floor rear balcony on plot 1 has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first use of the building and thereafter retained.

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

Notes to Applicant

1. You are advised to note that local residents have raised concern that there may be asbestos in the existing bungalow. You are advised to contact the Environmental Health Team prior to any demolition on the site for further guidance.

DECISION

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