

Item No. 18**SCHEDULE C**

APPLICATION NUMBER	CB/09/06892/FULL
LOCATION	16 Priory Road, Campton, Shefford, SG17 5PG
PROPOSAL	Full: Erection of ground floor rear/side extension
PARISH	Campton/Chicksands
WARD	Shefford
WARD COUNCILLORS	Cllr Burt and Cllr Brown
CASE OFFICER	Mary Collins
DATE REGISTERED	14 December 2009
EXPIRY DATE	08 February 2010
APPLICANT	Mr Alan Stone
AGENT	Architectural Design Ltd
RECOMMENDED DECISION	Full Application - Granted
REASON FOR COMMITTEE TO DETERMINE	Applicant employee of Central Bedfordshire Council

Site Location:

16 Priory Road, Campton is a semi-detached property forming part of a pair of cottages.

The property has a pitched slate roof with a decorative ridge tile and is constructed in a cream brick laid in a Flemish bond with darker brick quoins and brick detailing around the windows in the front elevation. To the front the property has a porch. The property has been extended previously to the rear forming a two storey gable projection. The rear section of the dwelling is rendered. The application site is within the Settlement Envelope.

Priory Road is characterised by a mixture of dwellings of varying ages and styles. Priory Road is a rural lane with residential development along the eastern side of the road. There is open countryside to the rear and opposite the property.

The Application:

Planning permission is sought for the erection of an extension to the rear/side.

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

- PPS 1 Delivering Sustainable Development
- PPS 3 Housing

Regional Spatial Strategy

East of England Plan (May 2008)

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

Bedfordshire Structure Plan 2011

None

Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009

DM3 - Criteria for extensions

Supplementary Planning Guidance

Technical Planning Guidance: Extensions and Alterations: A Design Guide for Householders 2004

Planning History

MB/98/01659

Full: Erection of first floor rear extension. Approved
14/01/99

Representations: (Parish & Neighbours)

Campton PC
Adj Occupiers

To be reported
To be reported

Consultations/Publicity responses

Site Notice posted To be reported
30/12/09

Determining Issues

The main considerations of the application are;

1. Visual impact upon the character and appearance of the area
2. Impact upon neighbouring residential amenity

Considerations

1. Visual impact upon the character and appearance of the area

An extension is proposed to the rear. It will project to the rear by a distance of 3 metres and will wrap around the rear corner of the property projecting to the side by 2 metres. The extension is inset from both side boundaries by a distance of one metre and is approximately 7.7 metres wide. The walls of the extension will be rendered to match the existing rear projection and the roof will be laid in

slate.

The extension will have a lean to roof to the rear section with gables to each side. A small section with a sloping roof and open sides with timber corner posts will project forwards alongside the side wall of the existing dwelling by a distance of approximately one metre.

The section of the extension that projects to the side will be visible from the front of the property and presents a sloping roof. However the extension is set back from the front elevation of the property by a distance of approximately 7 metres and is partially screened by a fence and gate separating the front and rear gardens, as such views of the extension from the street will be recessive. Views of the extension are limited to those immediately to the front of the property due to the screening of the extension by the host dwelling and the dwelling at 16a Priory Road. The extension is subservient and is not considered to have a detrimental impact on the appearance of the dwelling or the street scene.

The rear garden of the property backs onto open countryside, however public views of the rear elevation of the property will be minimal and as such the proposal is not considered to be detrimental to the wider landscape.

2. Impact upon neighbouring residential amenity

14 Priory Road is attached to the host dwelling and has also been extended previously to the rear in line with the rear of the host dwelling. A window in the rear elevation of this property serves a utility room. This window is not considered to be detrimentally affected by a loss of light as a result of the extension.

The proposed extension is inset by one metre from the boundary and presents a wall to the boundary. Although the roof does not slope away from the boundary the proposal is not considered to be overbearing on the boundary due to its single storey nature and its inset from the shared boundary. No windows are proposed in the side wall of the extension and as such a detrimental loss of privacy through overlooking should not result.

16a Priory Road is a detached property and is separated from the proposed extension by a distance of two metres and being single storey the extension will not be overbearing on the boundary. There are no windows in its side wall facing the extension and it is considered that windows in the rear of this property will not be detrimentally affected by a loss of light.

The extension is set in from the boundaries with both neighbouring properties by a distance of one metre and is screened by boundary fencing, it is not considered necessary to impose a condition restricting the addition of windows in the sides at a later date.

Conclusion

In light of the above considerations it is recommended that planning permission is Granted.

Reasons for Granting

The proposal is in conformity with Policy DM3 of the Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009 as the proposal is appropriate in scale and design to its setting and respects the amenity of surrounding properties. It is also in accordance with Planning Policy Guidance: PPS1: Delivering Sustainable Development and PPS3: Housing.

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.

Notes to Applicant

DECISION

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