

**Item No. 15****SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>CB/09/06810/FULL</b>
<b>LOCATION</b>	<b>20 Mill Road, Cranfield, Bedford, MK43 0JL</b>
<b>PROPOSAL</b>	<b>Full: Erection of 3 no. bedroom detached dwelling.</b>
<b>PARISH</b>	<b>Cranfield</b>
<b>WARD</b>	<b>Cranfield</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Bastable &amp; Cllr Matthews</b>
<b>CASE OFFICER</b>	<b>Julia Ward</b>
<b>DATE REGISTERED</b>	<b>10 December 2009</b>
<b>EXPIRY DATE</b>	<b>04 February 2010</b>
<b>APPLICANT</b>	<b>Mr Chana</b>
<b>AGENT</b>	<b>J &amp; J Architectural &amp; Construction Services Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Loss of amenity, loss of light, overbearing nature of proposal, poor access and cramped form of development.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Site Location:**

The application site is located within the Settlement Envelope of Cranfield as defined in the Core Strategy (adopted November 2009). It is situated on the south-eastern side of Mill Road, a busy through road within the village. The surrounding area is predominantly residential in character with two storey detached houses along Mill Road and two storey semi-detached houses to the rear of the site along Springfield Way.

The site is currently occupied by a single storey bungalow fronting Mill Road. There are several derelict outbuildings within the rear garden and an existing garage to the rear of the property.

**The Application:**

The applicant is seeking consent for the erection of a detached three bedroom dwelling in the rear garden of 20 Mill Road. Access would be taken from the existing access point on Mill Road. The proposal would be 6.5 metres high to the ridge of the roof.

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

PPS1 Delivering Sustainable Development  
PPS3 Housing

## **Regional Spatial Strategy**

East of England Plan (May 2008)

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

## **Core Strategy and Development Management Policies for Central Bedfordshire (North)**

CS1 Development Strategy

CS2 Developer Contributions

CS14 High Quality Development

DM3 High Quality Development

DM4 Development Within and Beyond Settlement Envelopes

## **Supplementary Planning Guidance**

Technical Guidance: Design Guide for Residential Areas (adopted 2004)

## **Planning History**

CB/09/00620/FULL      Erection of single detached 4 bedroom dwelling - refused 29/05/09 due to the inappropriate height, scale and massing of the proposed dwelling, cramped form of development, inadequate turning facilities for emergency services, and no Unilateral Undertaking being submitted.

## **Representations: (Parish & Neighbours)**

Parish Council              Cranfield Parish Council - Any comments will be reported at Committee

Adj Occupiers              Any comments received will be reported at Committee

## **Consultations/Publicity responses**

Highways                      Any comments will be reported at Committee.

NATS                              The proposed development has been examined from a technical safeguarding aspect and does not conflict with the safeguarding criteria. There are therefore no objections to the proposal.

## **Determining Issues**

The main considerations of the application are;

1. Principle of "backland development" in this location
2. Impact of the proposal on the character and appearance of the area
3. Impact of the proposal on the residential amenities of adjoining occupiers

4. Highways considerations
5. Any other material planning considerations

## **Considerations**

### **1. Principle of "backland development" in this location**

Policy CS1 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) defines Cranfield as a Minor Service Centre. The policy states that at this Minor Service Centre, new housing development will help to deliver new community infrastructure and facilities that benefit the sustainability of these towns. Policy DM4 states that within the Settlement Envelopes of Minor Service Centres, the Council will approve housing and other development commensurate with the scale of the settlement, taking into account its role as a local service centre.

In addition, planning permission has previously been approved for a dwelling in the rear garden of 18 Mill Road (ref: 04/01528, approved 13/12/04) and more recently a bungalow has been approved within the garden of 12 Mill Road (ref: 08/00162, approved 11/04/08).

The principle of tandem development may therefore be acceptable in this location subject to the impact of the proposal on the visual amenities of the area and the residential amenities of adjoining occupiers.

### **2. Impact of the proposal on the character and appearance of the area**

This part of Mill Road is not characterised by any one particular style or type of dwelling. The existing bungalow at 20 Mill Road is flanked by two storey houses at 18 and 22 Mill Road, with a two storey dwelling at the rear of 18 Mill Road (18A Mill Road).

The proposed dwelling would be located behind the existing dwelling at 20 Mill Road. The proposal would be 1 metre higher than the existing bungalow. It is noted that the dwelling approved to the rear of 18 Mill Road is a large two storey dwelling with a detached double garage along the boundary with 20 Mill Road.

Following the previous refusal of planning permission for a dwelling in this location (ref: CB/09/00620/FULL - see planning history above), this application has been revised from the previous submission. The proposal has been reduced in height from 7.4 metres to 6.5 metres and the distance between 20 Mill Road and the proposal has been increased from 18 metres previously proposed to 19 metres.

The applicant has also submitted a Design and Access Statement in support of the proposal, a photographic survey along Mill Road, and a cross-section indicating that the scale and height of the proposed dwelling in relation to surrounding properties. This information indicates that the proposed dwelling would not be visible to the line of sight along Mill Road.

It is considered that having regard to the policies contained in the Design Guide (2004) and the photographic survey, the proposal would not have such a detrimental impact on the character and appearance of the area to warrant refusal of the application.

The Design and Access Statement indicates that the proposed materials are to be soft red bricks and grey concrete roof tiles to match the existing property. It is considered appropriate to attach a condition requiring full details of materials to be submitted and agreed. It is also considered appropriate to attach a condition requiring full details of proposed landscaping to be submitted and agreed.

### **3. Impact of the proposal on the residential amenities of adjoining occupiers**

The proposal would comprise a rear garden depth of 10.5 metres which meets the guidance contained within the Mid Beds Technical Planning Guidance: Design Guide for Residential Areas in Mid Bedfordshire. A minimum distance of 19 metres would be achieved between the proposal and the existing bungalow and 23 metres between the proposal and 8 and 10 Springfield Way. It is considered that these distances are acceptable in this instance given the proposal is a single storey dwelling with velux windows in the roof and therefore there would not be any undue overlooking to adjoining properties.

A two storey dwelling lies adjacent to the application site at 18A Mill Road. This dwelling has an associated garage located along the boundary with the application site. The proposed dwelling would be located adjacent to this garage and would be of a similar scale and massing to the garage. It is therefore considered that the proposal would not appear unduly prominent or overbearing when viewed from neighbouring properties.

There is a significant landscaping screen located between the proposal and the boundary with 22 Mill Road. Given the distance between the proposal and this property, it is considered that the proposal would not have a significant impact on the residential amenities of occupiers of this property.

### **4. Highways considerations**

The proposed dwelling would take its access from the existing access point off Mill Road. The submitted plans indicate that an adequate turning area for a 6.11m x 2.2m vehicle would be provided in front of the proposal. Yard gulleys would be provided within the access road to collect surface water drainage. A refuse collection point would be located at the site frontage outside of the highway.

Two car parking spaces would be provided at the dwelling in the form of an attached single garage and one space to the front of the dwelling. In addition, a secure cycle store for 3 no. cycles would be provided at the rear of the property.

Any comments from the Highways officer will be reported at Committee.

## **5. Any other material planning considerations**

A planning application for the erection of a 3 bedroom dwelling requires a Planning obligation to be submitted and agreed by the Council. The Planning Obligations Strategy was adopted by the Council on 20th February 2008 and became operative on 1st May 2008. In accordance with national planning policy contained within PPS1 (Delivering Sustainable Development), Local Planning Authorities are required to ensure that new development is planned to be sustainable. Where communities continue to grow, many require additional infrastructure, for example health care services. Policy CS2 of the Core Strategy advises that developer contributions will be expected from any development which would individually or cumulatively necessitate additional or improved infrastructure, or exacerbate an existing deficiency.

The level of contribution for this proposal has been calculated in relation to the impact the development would have on the local infrastructure and the contribution that would be required to offset this. The total contribution required in this instance would be £16,597.

Such a draft Unilateral Undertaking has not been received at the time of writing this Committee report. An update on any such Undertaking received will be reported at Committee.

### **Reasons for Granting**

The proposed dwelling by reason of its scale, height and massing and distance to surrounding properties would appear in keeping with the character of the area and would not have any detrimental impact on the residential amenities of adjoining occupiers. The proposal is therefore in conformity with policies CS1, CS2, CS14, DM3 and DM4 of the Core Strategy and Development Management Policies (adopted November 2009), PPS1 - Delivering Sustainable Development and Technical Guidance: Design Guide for Residential Areas (adopted 2004).

### **Recommendation**

That Planning Permission be granted subject to receipt of a satisfactory unilateral undertaking and 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 Before any development is undertaken on site, a scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.

Reason: To protect the visual amenities of the building and of the area generally.

3 Before any development is undertaken on site, full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-

- proposed finished levels or contours;
- materials to be used for any hard surfacing;
- planting plans, including schedule of size, species, positions, density and times of planting;
- cultivation details including operations required to establish new planting;
- details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.

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.

4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the site and the area generally.

5 The boundary treatments as indicated on drawing ref: JJ08-0020/ 003 rev A and within the Design and Access Statement shall be implemented prior to first occupation of the dwelling.

Reason - In the interests of the visual amenities and residential amenities of neighbouring occupiers.

**Notes to Applicant**

**DECISION**

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