

Item No. 24**SCHEDULE C**

APPLICATION NUMBER	CB/10/00913/FULL
LOCATION	33 Mill Lane, Houghton Conquest, Bedford, MK45 3NF
PROPOSAL	Full: Single storey front extension and single storey extension to side/front.
PARISH	Houghton Conquest
WARD	Maulden and Clophill
WARD COUNCILLORS	Cllr Angela Barker & Cllr Howard Lockey
CASE OFFICER	Vicki Davies
DATE REGISTERED	08 March 2010
EXPIRY DATE	03 May 2010
APPLICANT	Miss Garcia
AGENT	Mr Bill Morgan
REASON FOR COMMITTEE TO DETERMINE	Applicant works for Central Bedfordshire Council
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The property is a bungalow with a pitched roof and is located on the northern side of Mill Lane, which is to the north of the centre of Houghton Conquest. The northern side of Mill Lane is lined with residential development with the southern side remaining largely undeveloped and in open countryside. The application site is within the settlement envelope.

The Application:

The application seeks consent for an extension to the front of the property to form an entrance hall and wc measuring 2.5 metres wide and extending 1.8 metres from the front elevation. The application also includes an extension to the front of the existing attached garage measuring 2.7 metres wide and 1.8 deep and the replacement of the flat roof of the garage with a pitched roof to match that of the existing property. The extensions would provide additional space to allow internal rearrangement of the property to accommodate a third bedroom and enlarged kitchen.

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)

Bedfordshire Structure Plan 2011

No relevant policies

Central Bedfordshire Council Core Strategy and Development Management Policies 2009

DM3 - High Quality Development

Supplementary Planning Guidance

Design in Central Bedfordshire: A Guide for Development
Design Supplement 4: Residential Alterations and Extensions
Design Supplement 7: Movement, Streets and Places

Planning History

No planning history

Representations: (Parish & Neighbours)

Houghton Conquest PC
Adj Occupiers

Any comments received will be included on the late sheet
A letter was received from a neighbouring resident raising concerns that the proposed development would cause damage to their garage which adjoins the application site, that any extractor fans should not be directed to their property, that no windows should be inserted into the western elevation of the extensions and that the proposals should not be detrimental to any future plans they may have to extend their property.

Any further comments received will be included on the late sheet

Consultations/Publicity responses

Highways Development Control

Any comments received will be included on the late sheet

Determining Issues

The main considerations of the application are;

1. Impact on the character and appearance of the streetscene
2. Impact on amenities of neighbouring residents
3. Other Issues

Considerations

1. Impact on the character and appearance of the streetscene

Core Strategy Policy DM3 seeks to ensure new development including extensions are of high quality. The policy requires that development is amongst other things appropriate in scale and design to their setting and contribute to creating a sense of place through design and use of materials.

The properties on Mill Lane are mainly bungalows or chalet bungalows with a mixture of detached and semi detached dwellings.

The front extension to accommodate an entrance hall and wc would replace an existing glazed entrance hall extending 0.8 metres from the front elevation and measuring 2 metres wide. The proposed extension would extend 1.8 metres from the front elevation and measure 2.5 metres wide and would be constructed from brick with a hipped tiled roof. The materials proposed would match those used in the existing dwelling. The entrance hall extension would be clearly visible from the highway but it is considered to be appropriate in scale, design and materials and would not have an adverse impact on the character or appearance of the streetscene.

The front extension to the garage would extend 1.8 metres from the front elevation of the garage and measure 2.7 metres wide. The extension would not project any further from the existing dwelling than the proposed entrance hall extension. The extension would be constructed from brick with a hipped tiled roof to match the existing dwelling and entrance hall extension. The garage extension would be clearly visible from the highway but it is considered to be appropriate in scale, design and materials and would not have an adverse impact on the character or appearance of the streetscene.

It is also proposed to replace the existing flat roof of the garage with a pitched roof to match that of the existing dwelling. In order to achieve subservience it is recommended in Design Supplement 4 that the extension should be set back at the roof ridge. It is considered that the single storey nature of the existing property would make setting the roof ridge height down or back impractical. In addition the property and the pair of semi detached properties next door to it all share the same roof line and angle and it is considered that adding a different ridge line would appear incongruous. It is considered that a condition could be added to any planning permission granted requiring the reclamation of roof tiles from the rear of the property to be used on the roof of the extension in order that the roof tiles would be of the same appearance. The proposed pitched roof would be clearly visible from the highway but would match the roof of the existing property in terms of scale, design and materials and would not have any adverse impact on the character or appearance of the streetscene.

The proposed extensions are relatively small in comparison to the existing dwelling and would provide space to make internal changes to accommodate an additional bedroom and enlarged kitchen. The scale and design of the extensions are considered acceptable to their setting. The extensions would be constructed from materials to match those of the existing dwelling. The proposal is therefore considered acceptable in terms of use of materials. Overall it is considered that the proposal meets the requirements of policy DM3.

2. Impact on amenities of neighbouring residents

Core Strategy Policy DM3 requires that extensions respect the amenity of surrounding properties.

The entrance hall extension would extend out further than the existing one but would not have any adverse impact on privacy or other amenities of the property to the east as it is located over 5 metres from the extension and is set further back than the application property. The entrance hall extension would not have any impact on the property to the west as the extension to the garage would be between the entrance hall extension and the neighbouring property.

The front extension to the garage would not have any adverse impact on the neighbouring property to the west as it would be separated from the living accommodation of the dwelling by the garage of that property. The proposed pitched roof would not have any impact on the amenities of the neighbouring residents to the west providing no windows were inserted in western elevation of the extension, this was raised as a concern by neighbouring residents. No windows are shown on the drawings but if they were inserted this could adversely impact the privacy of neighbouring residents. A condition can be added to any planning permission granted to control this matter.

The residents who wrote in are concerned that their garage walls may be damaged during construction of the extensions. This is not a matter which is dealt with by the planning system but by the Party Wall Act. The letter also requested that no extractor fans in the extensions be directed towards their property. Extractor fans do not require planning permission and therefore their insertion cannot be controlled by the planning system.

Overall it is considered that the proposal accords with Core Strategy policy DM3 and would have no adverse impact on the amenities of neighbouring residents.

3. Other Issues

Design Supplement 7 sets out that 6 metres of driveway is required so a car can pull clear of the highway whilst the garage door is opened. The garage would project 1.8 metres further than the existing, this would reduce the length of the driveway, however it would still be possible for a car to pull onto the driveway clear of the road.

The property currently has two bedrooms although the plans show internal changes, which do not require planning permission, would be undertaken to provide a third bedroom. Design Supplement 7 sets out that 2 parking spaces should be provided for a three bedroomed property. The proposed driveway arrangement would mean that two cars could be parked within the site. The garage is below the size standards set out in Design Supplement 7 and would most likely be used for storage.

Reasons for Granting

The proposal is in conformity with policy DM3 of the Core Strategy and Development Management Policies document, November 2009 as the proposal does not seriously harm the amenities of neighbours and there is no unacceptable impact upon the character and appearance of the street scene or general locality. It is also in conformity with Planning Policy Guidance: PPS1 Delivering Sustainable

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 tiles used for the front of the roof of the single storey side extension shall be sourced and reused from the rear of the existing dwelling house.

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

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be inserted into the north western flank elevation of the proposed extension.

Reason: To protect the amenity of neighbouring residents.

Notes to Applicant

DECISION

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