

**Item No. 14****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/10/01412/FULL</b>
<b>LOCATION</b>	<b>48 Common Road, Stotfold, Hitchin, SG5 4DB</b>
<b>PROPOSAL</b>	<b>Full: Demolition of existing lean to front extension and detached garage and erection of single storey front extension, conservatory to rear and attached car port to side.</b>
<b>PARISH</b>	<b>Stotfold</b>
<b>WARD</b>	<b>Stotfold &amp; Arleseay</b>
<b>WARD COUNCILLORS</b>	<b>Cllr I Dalgarno, Cllr J Saunders, Cllr J Street &amp; Cllr C Turner</b>
<b>CASE OFFICER</b>	<b>Dee Walker</b>
<b>DATE REGISTERED</b>	<b>19 April 2010</b>
<b>EXPIRY DATE</b>	<b>14 June 2010</b>
<b>APPLICANT</b>	<b>Mr &amp; Mrs Anderson</b>
<b>AGENT</b>	<b>FOD Limited</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Applicant is a Central Bedfordshire Council member of staff</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Site Location:**

The site is located at 48 Common Road in Stotfold. The site consists of a two storey detached residential dwelling that sits further back into the site than any of the adjacent dwellings along Common Road. The dwelling is rendered and has a pitched roof of slate tiles thus appearing as a cottage style building.

**The Application:**

The application seeks permission for the construction of a single storey front extension and conservatory to rear following the demolition of a single garage to the front.

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

- PPS1 Delivering Sustainable Development (2005)
- PPS 3 Housing (2006)

**Regional Spatial Strategy**

- East of England Plan (May 2008)
- Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

## Bedfordshire Structure Plan 2011

N/A

## Central Bedfordshire Core Strategy and Development Management Policies 2009

Policy DM3                      Central Bedfordshire Adopted Core Strategy and Development Management Policies (2009)

### Supplementary Planning Guidance

Design in Central Bedfordshire: A Guide for Development - *Design Supplement 4: Residential Alterations and Extensions* (2009)

### Planning History

MB/00/00883                      Full: Two storey side extension following demolition of existing single storey extension and erection of detached single garage – Approved 04.07.2000

### Representations: (Parish & Neighbours)

Stotfold Town Council              No comments received to date  
Adjacent Occupiers                  No comments received to date

### Consultations/Publicity responses

Site Notice Posted                  29.04.2010

### Determining Issues

The main considerations of the application are;

1. The effect on the character of the area
2. The impact that the proposal will have on the residential amenity of neighbouring properties
3. Any other implications of the proposal

### Considerations

#### 1. Effect on the Character and Appearance of the Area

The dwelling sits a significant distance into the plot therefore not being a prominent feature within the street scene. The dwelling has an existing front projection and detached single garage within close proximity. The proposal will result in the front projection and garage being demolished to allow the front extension and car port to be constructed. The proposed front extension and car port will be in keeping with the appearance of this older style cottage. Furthermore, as the dwelling is not prominent within the street scene the front extension element would not be dominant or out of character with the area.

The rear conservatory would not be visible from the public realm and therefore

would not have and adverse effect on the character and appearance of the area.

## **2. Impact of the Proposal on the Residential Amenity of Neighbouring Properties**

Due to the siting of this dwelling there are no immediate neighbours that would be significantly affected by the proposal. Although the car port will abut the boundary with no. 46 Common Road their garden is significantly long and linear and where the car port will be situated is not within close proximity to their dwelling or immediate private amenity space.

Furthermore, the extensions are of a single storey nature and therefore would not result in any loss of light, privacy or overbearing impact to any adjoining neighbours.

## **3. Any Other Implications**

The site benefits from ample off road parking and given that the garage is to be replaced with a car port, the change to parking arrangements is not considered to be an issue.

## **Reasons for Granting**

In conclusion, the scheme by reason of its site, design and location would not harm the character and appearance of the area or have an adverse impact on the residential amenity of neighbouring properties. As such the proposal is in conformity with Policy DM3 of the Central Bedfordshire Adopted Core Strategy and Development Management Policies 2009; Planning Policy Statement 1 (2005) and Planning Policy Statement 3 (2006). It is further in conformity with the Design in Central Bedfordshire: A Guide for Development - *Design Supplement 4: Residential Alterations and Extensions* (2009). It is therefore considered **acceptable** and that planning permission should be granted subject to conditions.

## **RECOMMENDATION**

APPROVE Planning Permission for the application set out above subject to the following condition(s):

- 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.

## DECISION

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