

Item No. 19**SCHEDULE C**

APPLICATION NUMBER	CB/10/01984/FULL
LOCATION	121 Biggleswade Road, Upper Caldecote, Biggleswade, SG18 9BH
PROPOSAL	Full: Two storey rear extension
PARISH	Northill
WARD	Northill and Blunham
WARD COUNCILLORS	Cllr Turner & Cllr Maudlin
CASE OFFICER	Kate Phillips
DATE REGISTERED	01 June 2010
EXPIRY DATE	27 July 2010
APPLICANT	Mr Taylor
AGENT	
REASON FOR COMMITTEE TO DETERMINE	The applicant is related to a Council employee
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The application site is 121 Biggleswade Road in Upper Caldecote, which is a two-storey, semi-detached, white-rendered residential property on the northern side of the road with a driveway to the front and side.

The surrounding area is residential in character. The properties that line this part of Biggleswade Road are all similar in age and appearance. To their rear is open countryside, outside the village settlement envelope.

The Application:

This application seeks permission for a two storey rear extension.

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

- PPS 1 Delivering Sustainable Development (2005)
- PPS 3 Housing (2010)

Regional Spatial Strategy

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

Bedfordshire Structure Plan 2011

Not applicable

Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document 2009

Policy DM3 High quality development – including extensions

South Bedfordshire Local Plan Review Policies

Not applicable

Supplementary Planning Guidance

Central Bedfordshire Council's Technical Guidance - Design Supplement 4: Residential Alterations and Extensions (2010)

Planning History

None

Representations: (Parish & Neighbours)

Northill PC No comments received.

Consultations/Publicity responses

Site notice posted 10.6.10

Determining Issues

The main considerations of the application are;

1. The effect on the character and appearance of the surrounding area
2. The impact 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 proposed extension would be located to the rear of the property where it would only be partially visible in the gap between the buildings. It is proposed to extend in line with the existing building line, which is contrary to the guidance given in the Council's adopted Technical Guidance - Design Supplement 4: Residential Alterations and Extensions (2010), because it can draw attention to the differences between the new and old parts of the building. However because the dwelling is rendered it is not considered that the impact would be too great. Furthermore the roofline of the rear extension would be lower than the main roofline of the dwelling which would help the extension to appear subservient.

On balance, given that the extension is to the rear of the host dwelling it is not considered that the character and appearance of the area would be detrimentally affected. The proposal is considered to be acceptable in accordance with Policy DM3 of the Council's Core Strategy and Development

Management Policies DPD.

2. Impact on the residential amenity of neighbouring properties

The main properties that might be affected are the two neighbouring properties: number 123 (to the east) and 119 (to the west).

With regards to number 123, the attached neighbouring property to the east, it is not considered that this property would be affected in terms of loss of light or outlook or overbearing impact because the extension would be located towards the furthest side of the host dwelling. With regards to overlooking, there would be no windows in the eastern elevation of the extension and a condition could be attached to any planning permission granted to ensure this remains the case in the future.

With regards to the other neighbouring property, number 119 to the west, given the separation distance between the two properties it is not considered that his property would be affected in terms of loss of light or outlook or overbearing impact either. With regards to overlooking, the only window to be inserted in the western elevation is a rooflight and it is not considered that it would pose a problem of overlooking. A condition could ensure no further windows are inserted in this elevation in the future.

Subject to the suggested conditions the application is considered to be acceptable in this respect.

3. Any other implications

There are no further considerations to this application.

Reasons for Granting

The proposal to erect a two storey rear extension would not impact detrimentally upon either the character and appearance of the surrounding area or upon the residential amenity of any nearby residential properties. The scheme therefore, by reason of its site, design and location, is in conformity with Planning Policy Statement 1 (2005), Planning Policy Statement 3 (2010), East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policy DM3 of the Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document (2009). It is further in conformity with the Central Bedfordshire Council's Technical Guidance - Design Supplement 4: Residential Alterations and Extensions (2010).

- 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 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 elevations of the building.

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

DECISION

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