

Item No. 8**SCHEDULE A**

APPLICATION NUMBER	CB/10/02505/FULL
LOCATION	1 Monmouth Road, Harlington, Dunstable, LU5 6NE
PROPOSAL	Full: First floor side extension.
PARISH	Harlington
WARD	Woburn & Harlington
WARD COUNCILLORS	Cllr F Chapman & Cllr B Wells
CASE OFFICER	Duncan Jordan
DATE REGISTERED	08 July 2010
EXPIRY DATE	02 September 2010
APPLICANT	Mr & Mrs George
AGENT	Paul Lambert Associates Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr F Chapman request following concerns over loss of amenity and privacy, overdevelopment of site and overbearing nature of development. Also the Assistant Director considers it prudent to seek a Committee decision due to the contentious nature of the application
RECOMMENDED DECISION	Full Application - Refused

Site Location:

1, Monmouth Road is a detached property whose appearance appears to date the property to the 1970's. This dwelling lies to the east side of Monmouth Road. It is the first property on this side of the road as the gradient rises from Goswell End Road.

The Application:

For a first floor side extension

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

PPS1: Delivering Sustainable Development

PPS3: Housing

Bedfordshire Structure Plan 2011

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

Policy DM3 - Criteria for extensions

Supplementary Planning Guidance

Design Supplement 4: Residential Alterations and Extensions

Planning History

10/01373	First floor side extension. Refused 3/6/10 -overbearing - loss of sunlight
08/00709	Single storey side extension. Approved 16/6/08
88/00695	Single storey side extension and front entrance porch. Approved 24/5/88

Representations: (Parish & Neighbours)

Parish/Town Council	Any comments will be reported on Late Sheet
Neighbours	Three objections received: <ul style="list-style-type: none">• Property will be out of keeping• Overlooking• The [previous ground floor extension] is not accurately shown on the current planning application drawing.• Overbearing - the property is uphill [from neighbours in Goswell End Road].• Loss of sunlight• The changes made to the proposed extension do not alter any of their previous concerns

Consultations

None

Determining Issues

The main considerations of the application are;

1. **Visual impact on the character and appearance of the area**
2. **Impact on neighbouring residential amenity**
3. **Other Issues**

Considerations

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

This is a revised scheme to that previously refused under application 10/01373. This first floor side extension has been reduced in width by 1m a hipped roof employed and the frontage set back by 1m.

In terms of the visual impact on the character and appearance of the area, the bulk of the extension has been reduced and its impact on the property and streetscene are considered to be appropriate.

2. Impact on neighbouring residential amenity

Overlooking

The window serving the newly created bedroom is forward facing to the street and will not cause a concern of overlooking. The newly proposed rear window would serve an en-suite and could be conditioned for obscured glazing and restricted opening in response to concerns of neighbours.

Overshadowing

25 degree loss of daylight calculations indicate that the impact on rear windows of properties in Goswell End Road is acceptable.

The reduction in footprint of the extension, and its revision of the roof format to a hipped style, are sufficient change that the scheme is no longer considered to create an unacceptably detrimental loss of sunlight or daylight to neighbours.

Overbearing

Although it is recognised that the applicants and their agent have gone to considerable lengths to satisfy the previous overbearing concerns of the previous application, a site visit was undertaken to the neighbouring property at 98 Goswell End Road. On balance the impact to these neighbouring properties in Goswell End Road is still considered to be unduly overbearing particularly since the levels drop by approximately one metre to those in Goswell End Road, and so the overbearing nature of development remains a reason for refusal in itself.

3. Other Issues

Neighbours have raised concern that a previous extension at the site is not accurately shown on the submitted drawings. As this part of the site is some 5.5m from the extension now proposed, and is only partially represented on the drawings, the reported inaccuracy is unclear, but in any event is not material to the present application.

Conclusion

Despite the reduction in size from the previous application the proposed extension, on balance, is still considered to remain overbearing to occupiers of the neighbouring properties in Goswell End Road. As such the scheme is considered to conflict with Policy DM3 of the Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009 and Design Supplement 4: Residential Alterations and Extensions (2010).

Recommendation

That Planning Permission be Refused

- 1 The proposed extension, by reason of its mass, height and position relative to neighbouring properties is considered to be overbearing development to occupiers of neighbouring properties in Goswell End Road such that the extension conflicts with Policy DM3 of the Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009 and Design Supplement 4: Residential Alterations and Extensions 2010.

DECISION

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