

**Item No. 11****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/10/02620/NMA</b>
<b>LOCATION</b>	<b>22 The Chilterns, Leighton Buzzard, LU7 4QD</b>
<b>PROPOSAL</b>	<b>Amendment to planning permission SB/TP/07/1260 (Erection of rear conservatory)</b>
<b>PARISH</b>	<b>Leighton-Linslade</b>
<b>WARD</b>	<b>Grovebury</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Ray Berry &amp; Cllr Adam Fahn</b>
<b>CASE OFFICER</b>	<b>Donna Lavender</b>
<b>DATE REGISTERED</b>	<b>13 August 2010</b>
<b>EXPIRY DATE</b>	<b>08 October 2010</b>
<b>APPLICANT</b>	<b>Mr D Bowater</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Applicant is a Councillor for Central Bedfordshire Council</b>
<b>RECOMMENDED DECISION</b>	<b>Non-Material Amendment - Granted</b>

**Site Location:**

The application property is a two-storey detached dwelling flanked to the southeast by the rear gardens of 17-21 The Chilterns, to the northwest by 23 The Chilterns and backing on to the rear gardens of 27 and 29 Weston Avenue. It is constructed of yellow brick with dark brown window and door frames.

**The Application:**

Permission was granted in 2007 for the erection of a conservatory measuring 2.6m in width, 4.1m in depth, 2.1m to eaves and 2.8m to ridge to be sited at the rear of the property set in approximately 2m from the southeastern boundary.

Consent is being sought to amend this permission to alter the size and design of the conservatory. The proposed conservatory would now measure 3.5 metres in depth, 3.5 metres in width, 2.1 metres to the eaves and 3 metres to the ridge. The design of the conservatory would be changed from a Victorian style to an Edwardian Style.

Permission would not normally be required for this amended conservatory due to its overall scale and size falling within permitted development rights, however the permitted development rights for extensions was removed from this property by condition 23 of the original permission under reference SB/TP/94/0304 which states:

*Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no extensions or alterations to the external appearance of the building/s hereby permitted shall be carried out without the prior express permission in writing of the District Planning Authority. REASON: To enable the District Planning Authority to exercise proper control over the external appearance of the building/s in the interests of the amenities of the area.*

## **RELEVANT POLICIES:**

### **National Policies (PPG & PPS)**

PPS1 (Delivering Sustainable Development)

### **Bedfordshire Structure Plan 2011**

None

### **South Bedfordshire Local Plan Review Policies**

BE8 (Design Considerations)

H8 (Extensions to Dwellings)

### **Supplementary Planning Guidance**

CBC Design Guidance: Residential Extensions

### **Planning History**

SB/TP/94/0304 - Permission for 39 dwellinghouses with associated garages

SB/TP/07/1260 - Permission for rear conservatory

### **Representations:**

#### **(Parish & Neighbours)**

Parish/Town Council: N/A

Neighbours: N/A

### **Consultations/Publicity responses**

N/A

### **Determining Issues**

The main considerations of the application are;

- 1. Design Considerations**
- 2. Affect on the Residential Amenity**

### **Considerations**

#### **1. Design Considerations**

The previous 2007 permission was granted as it was considered that the scale and size of the proposed conservatory was proportionate to the existing dwellinghouse and others in the locality. The proposed conservatory is to be reduced in depth and not significantly increased in width, therefore would still be considered proportionate to the existing dwellinghouse.

The proposed style and materials are still in keeping with the existing dwellinghouse and similar to other developments previously permitted within the locality. The conservatory is also to be sited to the rear of the house and well screened by existing boundary fencing and vegetation so it is considered it would have no further detrimental impact on public views or the appearance or character of the streetscene in general.

**2. Affect on the Residential Amenity**

The proposed conservatory was previously granted permission in 2007, due to its a modest scale that was considered to be in keeping with the existing dwellinghouse and its unlikely adverse impact to neighbouring properties, due to the fact that it would be set in from the nearest boundary by approximately 2m and is considered to be sufficiently distant from the adjoining properties. Also the existing boundary treatment, particularly alongside the proposed conservatory, would prevent any overlooking or resultant loss of privacy that may otherwise occur.

Due to the fact that this amendment would result in a decrease in depth and no significant increase in width and height, it will have no further impact on the occupiers of residential properties surrounding the application site.

**Reasons for Approval**

The alterations to the proposed conservatory will have no further impact on the character of the streetscene or on residential amenity and by virtue of its size, scale and design will complement and harmonise with the local surroundings and will not result in any loss of light or overshadowing as considered by Policies BE8 and H8 of the South Bedfordshire Local Plan Review 2004.

**Recommendation: that the Non-Material Amendment be APPROVED subject to the following:**

- 1 This consent relates only to the details shown on the Site Location Plan, Block Plan and Proposed Elevations and Floor Plans received 13/08/10 or to any subsequent appropriately endorsed revised plan.

REASON: To identify the approved plans and to avoid doubt.

**DECISION**

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