

Representations: (Parish & Neighbours)

Shefford T C	No objection but had concerns over accuracy of submitted drawings. Revised drawings have been received showing correct house numbers and correct depth of extension
Adj Occupiers	1. No objections. Good to see that people are investing in their homes. 1. Objects. Loss of privacy of private amenity area. The extension will take up most of the rear boundary of neighbours garden, loss of daylight and sunlight into house and garden, overshadowing, overlooking, the max eaves height should not exceed three metres when within two metres of boundary, already have a two storey extension on a nearby house which is hugely overbearing and a window looks onto garden, the density of development in this area is becoming overwhelming and makes us feel overcrowded and hemmed in - and loss of property value.

Consultations/Publicity responses

None

Determining Issues

The main considerations of the application are;

1. Size, Siting and Design in relation to house and the visual amenities of the area
2. Impact on the amenities of neighbours and other considerations

Considerations

1. Size, Siting and Design in relation to house and the visual amenities of the area.

The house is detached and lies in a close of similar styled houses. It has recently had the benefit of planning permission for the erection of a single storey front extension.

There are no objections in principle / policy terms to a further addition as long as various criteria are met in particular the size, siting and design of the extension is in keeping with the house itself as well as the visual amenities of the area generally and there is no unduly adverse impact on the amenities of neighbours by way of loss of outlook, overlooking etc..

The extension is to be 4.7 metres in width with a depth of 4 metres and is to be built so that it adjoins the existing rear projection of the kitchen and is to provide for a family room. The mono pitched roof is to have a maximum height of 3.6

metres.

It is felt that the size and design of the extension is generally in keeping with the character of the house being of modest size and that it will not have an adverse impact on the character of the area generally. It is to be built in materials to match the house.

2. Impact on amenities of neighbours another considerations

There is a house to the east and one to the west. Number 14 to the east is at a distance of over five metres from the nearest part of the extension so there will be minimal impact on their amenities by way of loss of outlook and there is only to be a small window but this will not result in overlooking in view of the fact that it is at ground floor level and there is a fence along this shared boundary.

On the other side is number 12 Purcell Way and this has its rear elevation facing the extension - but this is at a distance of just over 12 metres from the closest part of the extension. The occupier of this property is raising strong objections on grounds that the proposed rear extension will result in overbearing impact, overshadowing, loss of daylight and sunlight as well as some overlooking from the roof light to the rear elevation of the extension. They advise that are already feeling 'hemmed in' and overlooked by neighbours extensions.

There is already a close boarded timber fence along the shared rear boundary of No 12 Purcell Way and the proposed extension will range from being about one metre above the top of this fence at the garden end of the extension to just under 2 metres above this fence at its highest where it adjoins the house - the roof being a mono pitched sloping one.

Whilst it is accepted there will be some loss of amenity to the neighbours by way of some loss of outlook and some loss of light - especially to the occupiers of number 12 Purcell Way - it is felt that this will not be sufficient as to sustain a refusal of planning permission on grounds of loss of amenity since the rear garden depth of 12 Purcell Way is 12 metres.

The new dining room window in the existing house at 15 Walton Close is at ground floor level so loss of amenity to the occupiers of 12 Purcell Way will be minimal since there is a timber fence along the shared boundary.

Also, officers advise the Committee that the extension would not require the benefit of planning permission if it were not for the fact that there is a small rear projection on the house that was built at the same time as the main house - which means that the proposed extension is now considered to be a side extension to this rear projection. If the rear projection were not in situ then the proposed rear extension could be built as Permitted Development.

A condition in respect of the time for commencement of works is not required since the footings have been started.

Reasons for Granting

In view of the fact that there are no policy objections to the extension and its size, siting and design are in keeping with house and the area generally and there is not

an unduly adverse impact on the amenities of any neighbours the application is recommended for approval as being in compliance with policies in the Core Strategy and Development Management Policy Document dated November 2009 and PPS3

Recommendation

It is recommended that planning permission be granted

- 1 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.

Notes to Applicant

Notes to Committee

As a point of information, the applicant is related by marriage to the Director of Sustainable Communities.