

**Item No. 18****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/10/03622/FULL</b>
<b>LOCATION</b>	<b>34 Chase Hill Road, Arlesey, SG15 6UE</b>
<b>PROPOSAL</b>	<b>Full: Single storey rear extension</b>
<b>PARISH</b>	<b>Arlesey</b>
<b>WARD</b>	<b>Stotfold &amp; Arlesey</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>Kate Phillips</b>
<b>DATE REGISTERED</b>	<b>30 September 2010</b>
<b>EXPIRY DATE</b>	<b>25 November 2010</b>
<b>APPLICANT</b>	<b>Mr &amp; Mrs Newlands</b>
<b>AGENT</b>	<b>ArchiTech Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>The applicant is a member of staff at the Council</b>
	<b>Full Application - Granted</b>

**Site Location:**

The application site is 34 Chase Hill Road in Arlesey which is a mid-terrace, two-storey, pale brick residential dwelling with some cladding to the front elevation, located on the southern side of the road. The property has a driveway to the front. To the rear is a private garden area, with some decking immediately adjacent to the house.

The surrounding area is residential in character. All the houses are of a similar age and style.

**The Application:**

This application seeks permission for a single storey rear extension.

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

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

**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 relevant

### Representations: (Parish & Neighbours)

Arlesey TC	No comments received.
Adjacent occupiers	No comments received.

### Consultations/Publicity responses

Site notice posted 8.10.10

### 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 situated towards the rear of the host dwelling where it would not be visible in the streetscene along Chase Hill Road, which is characterised by terraced residential dwellings.

The extension, which would extend outwards from the dwelling by 3.4 metres, would be constructed with materials to match the existing (which a condition could ensure) and it is considered that it would be in keeping with the overall design of the dwelling.

Overall, it is not considered that it would detract from the character and appearance of the wider area, and the proposal is therefore 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 which might be affected by the proposal are the two neighbouring properties, numbers 33 and 35.

Number 33 is the attached property to the west. This property is also two-storey and its rear wall is set back marginally from the rear wall of the host dwelling (by approximately 0.4 metres). The proposed extension would therefore extend approximately 3.8 metres out from the rear wall of this property, along the shared boundary.

Taking into account the 45 degree angle rule, as laid out in the Council's adopted technical guidance, 'Design Supplement 4: Residential Alterations and Extensions', it is considered that there would be a degree of loss of light to the neighbouring property's patio doors as a result of the extension, and the guidance notes that, "If the rear of the property is facing south, south-east or south-west, it is particularly important to minimise loss of sunlight to neighbouring gardens". However on balance, given that the extension is only single storey in height and the properties benefit from reasonably sized gardens, it is not considered that the impact on the neighbour would be so bad as to warrant a refusal of the application on this basis.

Furthermore, there would be no windows on the western elevation of the extension, which a condition could ensure remains the case in the future, and therefore overlooking would not pose a problem.

The other neighbouring property, number 35, is single storey in height and is set slightly further south from the host dwelling (by approximately a metre). It also has a rear conservatory (not illustrated on the plans). The proposed extension would extend approximately 2.8 metres along the shared boundary with this property which is considered to be acceptable in terms of loss of light/ outlook or overbearing impact. It is also not considered that overlooking would cause a problem because there are no windows on the eastern elevation and, as noted above, a condition could ensure remains the case in the future.

Overall, the proposal 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 single 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) 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).

## Recommendation

That planning permission be granted subject to the following:

- 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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