

**Item No. 09****SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>CB/10/03696/FULL</b>
<b>LOCATION</b>	<b>1 Monmouth Road, Harlington, Dunstable, LU5 6NE</b>
<b>PROPOSAL</b>	<b>Full: First floor side extension.</b>
<b>PARISH</b>	<b>Harlington</b>
<b>WARD</b>	<b>Woburn &amp; Harlington</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Fiona Chapman &amp; Cllr Budge Wells</b>
<b>CASE OFFICER</b>	<b>Sarah Fortune</b>
<b>DATE REGISTERED</b>	<b>29 September 2010</b>
<b>EXPIRY DATE</b>	<b>24 November 2010</b>
<b>APPLICANT</b>	<b>Mr &amp; Mrs George</b>
<b>AGENT</b>	<b>Paul Lambert Associates Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called to Committee by Head of Planning Services due to previous planning history and local concerns</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Site Location:**

The site lies on the east side and at the entrance to Monmouth Road from Goswell End Road to the north. It comprises of a detached house built in the 1970's. There are similar houses to the south of the site and single storey bungalows to the north in Goswell End Road.

**The Application:**

This application is for the erection of a first floor side extension over the sitting room to provide for a bedroom and en suite. It is to have a ridge height of 6 metres (approx) with an eaves height of five metres (approx) and is a revised scheme to previous applications.

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

PPS1 Delivering Sustainable Development  
PPS3 Housing.

**Core Strategy and development Management Policy Document dated November 2009.**

DM3 Criteria for extensions.

**Supplementary Planning Guidance**

Design Supplement 4: Residential Alterations and Extensions

## Planning History - relevant

08/00709	Single storey side extension Granted: 16/06/2008
10/01373	First Floor Side Extension. Refused: 3/06/2010
10/02505	First Floor side extension Refused: 18/08/2010

## Representations: (Parish & Neighbours)

Harlington Parish  
Council

Objects: Objections to previous applications still stand. Feel that this application is still large and with the site already overdeveloped would end up with the property being 50% extensions. Urge neighbours objections to be taken into consideration. Adverse effect on the neighbours and the street scene and invasion of privacy for neighbours. Ground levels of neighbours properties are not shown. The house is at a higher ground level than the neighbours properties to the side of the house - thus the adverse effect on these neighbours is more significant. The applicant may request a window in the side elevation at a later stage and this would directly overlook the neighbours gardens.

Neighbours

1. Objects: extension would not be in keeping with the village location and the properties surrounding it, would dwarf nearby properties, would appear massive as is up hill from neighbouring property, overlooking, loss of sunlight - and noise from rear widow if left open.

1. Objects: Previous applications were refused and feel that the current application raises the same concerns, conflicts with Policy DM3 of the Core Strategy, feel that no extension should be granted for this side of the house by reason of its mass and height, loss of sunlight to neighbouring properties, overlooking and loss of privacy. This latest scheme has the same volume and appears higher from the properties in Goswell End Road than the previous refusal. Bungalows next door are already dwarfed by the house. Lack of space for any extension on top of the present addition. Any restricted opening on the rear en suite window would still result in the impression of being overlooked.

The house has already had an extension. Feel that it is out of keeping with other houses in Monmouth Road. If it is allowed will expect the extension to proceed as per the plans and no changes made to it: windows in rear to be obscure glazed forever and fixed no further window be added at any time. A written signed agreement to control

the above should be made with the applicant before consent being granted.

1. Objects: visually dominates surrounding properties in Goswell End Road, loss of sunlight in the winter months, loss of daylight all year, conflicts with policy DM3 of the Core Strategy, conflicts with Design Supplement 4: 'Residential Alterations and extensions,' overbearing, house is already overdeveloped including the large rear extension.

## **Consultations/Publicity responses**

None

## **Determining Issues**

**The main considerations of the application are;**

1. Policy and Background.
2. Impact on Visual amenities of the area
3. Impact on amenities of neighbours
4. Other Considerations

## **Considerations**

### **1. Policy and Background**

The site lies in the built up area of the village of Harlington where there are no objections in principle to the erection of extensions to houses - as long as various criteria are satisfied. In particular, the extension must be in keeping with the character of the house itself and the street scene generally and there must no unduly adverse impact on the amenities of the neighbours.

There has been previous planning history for the house - including an approval for a single storey development to the rear granted in 2008 and more recently there have been two refusals of planning permission for a first floor side extension over the sitting room - the latter of these being a revision to the previous scheme of refusal (10/02505). This was refused for the following reason:

*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.*

In this last most recent refusal the previously submitted first floor side extension (10/01373 which had been refused) had been reduced in width by 1 metre and provided with a hipped roof with a set back on the frontage of one metre. However, although it was a reduced scheme, it was still felt by the Planning Committee to be unacceptable for the reason as stated above.

## **2. Impact on the visual amenities of the area**

This revised scheme has been submitted following discussions with officers in an attempt to try and overcome the previous concerns relating to the loss of amenity to the occupiers of the bungalow in Goswell End Road.

It provides for a reduced scheme of development by keeping the form down to a chalet bungalow style. The increase in height of the gable wall has been kept to a minimum and it is to have a hipped end to keep the bulk down. The front and rear dormers are to have hipped roofs to minimise the bulk and the main bedroom is smaller in size and is to be obscure glazed - a condition can be attached to any consent to control this.

The applicant has provided plans which indicate clearly - with dotted lines - the outlines of the previous refusals of planning permission for a side extension - as well as the latest scheme of works.

In view of the fact that the previous application was not refused on grounds of adverse impact on the character of the house or the street scene - and this revised scheme is a further reduced form of development - there are, again, no objections from officers to the proposed development in respect of its impact on the character of the house and the street scene generally

## **3. Impact on amenities of neighbours**

With regards to the potential impact on the amenities of neighbours there are again very strong objections from the neighbours in Goswell End Road. They feel that the development will have an overbearing impact on their properties and rear gardens and that it will result in loss of light, overlooking and general loss of privacy. They are of the view that loss of amenity to them will be exacerbated by the fact that the application site house sits on land which is at about one metre higher than that of the neighbouring bungalows in Goswell End Road.

The rear elevation of the nearest bungalow in Goswell End Road - no. 96 - is at a distance of 15 metres (approx) from the closest part of the proposed extension - and on the other side of the detached single garage belonging to 96 Goswell End Road.

It is accepted that the proposed extension will have some impact on the amenities of neighbours - particularly in that their outlook will be changed. However, in view of the fact that the application is a reduced scheme of works - being of reduced height although a little wider and is at a good distance of 15 metres (min) from the neighbours, it is considered that there will be no undue adverse impact on the amenities of the neighbours. The design and scale of the extension is also acceptable.

There are concerns from some of the neighbours about the potential for overlooking from the proposed obscure glazed rear en-suite window of the extension. A condition can be attached to any permission requiring that the window be fitted with a restricted opener and this will prevent the potential for overlooking.

#### **4. Other Considerations**

No objections have been received from the drainage authorities.

#### **Reasons for Granting**

In view of the fact that the extension has been reduced in overall size it is felt that the loss of amenity to the occupiers of neighbouring properties in particular the bungalows to the rear - will not be sufficient as to sustain a reason for refusal and there are no objections to the design of the development the application is recommended for approval as being in compliance with policies in the Core Strategy and Development Management Policy Document dated November 0009.

#### **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 the existing building 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 or rear facing elevation of the extension hereby permitted.

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

- 4 Prior to the first occupation of the extension the first floor window to the en suite in the rear elevation of the extension shall be fitted with obscured glass of a type to substantially restrict vision through it at all times, and restriction on its opening, details of which shall have been previously submitted to and agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of occupiers of adjoining properties.

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC1, CBC2 and 2410/01/C.

REASON: For the avoidance of doubt.

**DECISION**

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