

Item No. 10**SCHEDULE B**

APPLICATION NUMBER	CB/10/04039/FULL
LOCATION	5A Back Street, Clophill, Bedford, MK45 4BY
PROPOSAL	Full: Conversion of existing garage to part of dwelling. Erection of double garage.
PARISH	Clophill
WARD	Maulden and Clophill
WARD COUNCILLORS	Cllr Angela Barker & Cllr Howard Lockey
CASE OFFICER	Annabel Gammell
DATE REGISTERED	12 November 2010
EXPIRY DATE	07 January 2011
APPLICANT	Mr M Newman
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Requested by Councillor Lockey the reason for the request are set out below (reference to Parish Council comments)
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The application site is 5a Back Street in Clophill which is a modern detached two storey residential property. The dwelling is constructed from pale orange bricks, with a red/brown tile roof and white window and door detail. The dwelling is set back approximately 15 metres from the road, Back Street is a narrow lane which connects Mill Lane with Bedford Road (A6), it is a predominately residential road, but the Stone Jug public house is directly opposite the application site. The dwellings are constructed in a variety of styles, the road and the front boundary of the application site are within the Clophill Conservation Area, the main site area and dwellinghouse are adjacent to the Conservation Area. The property has a low jagged stone boundary wall which steps in for vehicular access, there is a five bar gate for access.

The Application:

The application is for the conversion of an existing garage into habitable accommodation, and the erection of a double garage. The existing garage would be used for a family room, though it was applied for as part of this application it does not require planning permission and could be converted under permitted development. The double garage would measure some 6 metres in width by 6 metres in length and have a maximum height of 5.5 metres, it is proposed to constructed this in a tile and brick to match that of the dwelling house. The front elevation of the proposed garage would be directly adjacent to the Clophill Conservation Area.

RELEVANT POLICIES:

National Policies (PPG + PPS)

- PPS 1 Delivering Sustainable Development (2005)
- PPS 3 Housing (2006)
- PPS 5 Planning for the Historic Environment (2010)

Regional Spatial Strategy

- East of England Plan (May 2008)
- Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

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
- Policy CS15 Heritage
- Policy DM13 Heritage in development

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

No recent history

Representations: (Parish & Neighbours)

Clophill PC

Object: The Parish Council has no concerns over the conversion of the existing garage. However, 5A Back Street is within the Clophill Conservation Area and we do have serious concerns regarding the proposed erection of the double garage in the front garden adjacent to the road.

Although 5A Back Street is of recent construction, the street scene in this part of Back Street has houses set back from the road in an unbroken line. There are no buildings close to the street and the proposed garage construction breaks this line. It is also exactly opposite the Stone Jug public house which is built of local

sandstone and is of some age. The Parish Council concerns relate both to the proposed location of the new garage, its size and materials.

Neighbours:

8a Back Street:

Objects: The building is too close to the narrow lane in a Conservation Area and would be out of character with the Public House opposite.

Consultations/Publicity responses

Site notice posted	07.12.10 - No comments received
Newspaper Advert	03.12.10 - No comments received
Heritage and Conservation	The principle is acceptable subject to detailing and finish. It is not acceptable to match the materials with the existing dwelling. There will be some impact upon the Conservation Area - so the finish needs to be sympathetic.
Highways	No objections.
Clophill Conservation Group	Object: Out of character within Conservation Area, should be constructed from more suitable materials such as sandstone or lapped oak weatherboarding.

Determining Issues

The main considerations of the application are;

1. The effect on the character and appearance of the 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 double garage and the conversion of the existing garage would be visible within the Clophill Conservation Area from localised views along Back Street.

The dwelling is not within the Clophill Conservation Area, though the garage would be visible from it. Back Street is a predominately residential area, it is a narrow lane, and due to current landscaping arrangements there would not be any long distance views of the garage. It is considered that the double garage would preserve the character of the Conservation Area because it would be constructed in a style that would match the original dwelling house. It is appropriate for a modern house to have a modern garage, though garages forward of the principle elevation are not ideal in design terms there are other examples of such development within Back Street and it is judged that in this instance it would not be reasonable to refuse the application on design grounds.

It is judged that there would be a slight impact upon the character and appearance of the area, but the development would be appropriate for its use and within its setting. Though materials to match the existing dwelling would not enhance the Conservation Area, it is judged that it would be preserved, to ensure this it would be a condition of any approval hereby granted for materials

to be submitted to the Local Planning Authority. Comments from the Heritage and Conservation Team have suggested that the garage should be constructed in a more traditional style, including weatherboarding.

The changes to the dwellinghouse would not significantly impact upon the character or appearance of the area, the changes include the removal of an up and over garage door and the insertion of a window to match the existing dwelling, this is judged appropriate and in accordance with technical design guidance.

This is in accordance with Policy DM3 and DM13 of the Council's Core Strategy and Development Management Policies Development Plan Document 2009.

2. Impact on the residential amenity of neighbouring properties

It is not considered that any residential properties have been affected in terms of overbearing impact or loss of light/ outlook/privacy as a result of the development, this is because it would be over 10 metres from any adjacent residential property, which is considered a sufficient distance to ensure the residential amenity of all neighbouring properties is protected. On the opposite side of the road is the Stone Jug public house, it is considered that the garage would not significantly impact upon this property.

3. Any other implications

Highway implications: Though this is adjacent to a highway, it is considered that the garage would not impact upon the safety of the highway and therefore it is judged acceptable. The conversion of the existing garage into habitable accommodation is also acceptable because there is sufficient parking on the site.

Recommendation

That Planning Permission be granted subject the following conditions:

- 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 A scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls, roof, doors and windows. The development shall be carried out in accordance with the approved scheme.

Reason: To protect the visual amenities of the building and of the area generally.

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers P1 and P2 unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

Reasons for Granting

The erection of the double garage and conversion of existing garage to habitable accommodation would also preserve the character of the adjacent Conservation Area, it is judged the development would preserve the character and appearance of the area, and would not significantly impact upon residential amenity of adjacent neighbouring properties, it is also judged acceptable in terms of highway safety. The scheme therefore, by reason of its site, design and location, is in conformity with Planning Policy Statement 1 (2005), Planning Policy Statement 3 (2006), Planning Policy Statement 5 (2010), East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policies DM3, CS15 and DM13 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).

DECISION

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