

Item No. 16**SCHEDULE C**

APPLICATION NUMBER	CB/10/04382/REN
LOCATION	15 Shefford Road, Meppershall, Shefford, SG17 5LJ
PROPOSAL	REN: Loft extension with new dormer windows to rear (Replacement of planning permission MB/07/01847/FULL dated 19 December 2007)
PARISH	Meppershall
WARD	Shefford
WARD COUNCILLORS	Cllr Lewis Birt & Cllr Tony Brown
CASE OFFICER	Kate Phillips
DATE REGISTERED	03 December 2010
EXPIRY DATE	28 January 2011
APPLICANT	Mr & Mrs King
AGENT	
REASON FOR COMMITTEE TO DETERMINE	The applicant is a member of staff
RECOMMENDED DECISION	Rep PP - New Time Limit - Granted

Site Location:

The application site is 15 Shefford Road in Meppershall which is a single storey residential dwelling which has been extended in the roof, on the northern side of the road. The surrounding area is characterised by residential dwellings of a similar age and style.

The Application:

This application seeks permission to renew the planning permission ref MB/07/01847/FULL which was granted on 19.12.07 and expires on 18.12.10.

The original application sought permission for a loft extension with 3 dormers to the rear of the property.

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

- PPS 1 Delivering Sustainable Development (2005)
- PPS 3 Housing (2006)

Bedfordshire Structure Plan 2011

Not applicable

Central Bedfordshire Council's Core Strategy and Development Management

Policies Development Plan Document

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

MB/07/01847/FULL Full: Loft extension with new dormer windows to rear
MB/98/01654/FA FULL: SINGLE STOREY REAR EXTENSION.

Related Planning History

Land adjacent 13A Shefford Road

MB/09/00469/FULL FULL: Change of use to residential garden

Representations: (Parish & Neighbours)

Meppershall PC No comments received

Consultations/Publicity responses

Site notice posted 9.12.10

Determining Issues

The main considerations of the application are;

1. The principle
2. The effect on the character and appearance of the surrounding area
3. The impact on the residential amenity of neighbouring properties
4. Any other implications of the proposal

Considerations

1. The principle

Planning permission was granted on 19.12.07 for a loft conversion with new dormer windows to the rear.

In view of the fact that this application is for the renewal of this latest consent, which expires on 18.12.10, unless there has been a change in planning policies relating to the site or a change in the site's physical characteristics/circumstances then the same considerations are applicable as in this previous consent. These were as follows:

1. The effect on the character and appearance of the area
2. The impact that the proposal will have on the residential amenity of neighbouring properties
3. Any other implications of the proposal

The Council's policy documents have since changed. On November 19th 2009 the Council adopted the Central Bedfordshire Council Core Strategy and Development Management Policies Development Plan Document. The following policy is now considered to be relevant to the determination of this application: DM3.

The Council has also adopted new technical guidance on January 12th 2010. The following guidance document is now considered to be relevant: Design Supplement 4: Residential Alterations and Extensions (2010).

2. The effect on the character and appearance of the area

At the time of the original application it was noted that part of the roofline would be raised from 3.7 metres to 5.6 metres and it would therefore be visible within the street scene, although this visibility is lessened by the fact that the host dwelling is set far back from the road due to a driveway area to the front of the property.

The highest part of the existing dwelling is 6.8 metres high and the proposed extension would not be higher than this. Materials to match the existing would be used and it was therefore not considered that it would have a detrimental effect on the character and appearance of the surrounding area. This is still considered to be the case, taking into account the more recent planning policy and guidance.

3. The impact that the proposal will have on the residential amenity of neighbouring properties

At the time of the original application it was considered that the two main properties which might be affected are numbers 13a (to the west) and 17 (to the east).

To the west of the host dwelling the higher roofline would be noticeable and the neighbouring property, number 13, was concerned about the lack of privacy to their garden due to the close proximity of the property to the adjoining boundary. However, the westernmost dormer window is approximately 3 metres from the edge of the host dwelling and would be in an en-suite bathroom. Therefore, provided it was fitted with obscured glass of a type to substantially restrict vision through it at all times, it was not considered that the residential amenity of this neighbouring property would be affected due to overlooking. No comments from adjoining occupiers have been received in response to this renewal application and the impact on this property is still considered to be acceptable.

To the east of the host dwelling the higher roofline would be noticeable and there would be a new velux roof light but it was not considered that the residential amenity of number 17 would be affected due to the distance between the two properties. This is still considered to be the case.

Overall, taking into consideration the new planning policy and guidance the application is still considered to be acceptable in this respect.

4. Any other implications

There are no further considerations to this application.

RECOMMENDATION

APPROVE Planning Permission for the application set out above subject to the following condition(s):

- 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 The westernmost first floor dormer window in the north (rear) elevation of the development hereby permitted shall be fitted with obscured glass of a type to substantially restrict vision through it at all times and it shall be fixed shut up to a height of 1.7 metres above the floor of the room in which the window is installed.

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

Reasons for Granting

The proposal for a loft extension with 3 dormers to the rear of the property is still considered to be acceptable because it would not detrimentally impact upon the character and appearance of the surrounding area or upon the residential amenity of nearby and neighbouring 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 (2006) 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).

DECISION

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