

**Item No. 13****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/10/04506/FULL</b>
<b>LOCATION</b>	<b>1 Churchill Way, Shefford, SG17 5UB</b>
<b>PROPOSAL</b>	<b>Two storey and single storey rear extension and associated alterations</b>
<b>PARISH</b>	<b>Shefford</b>
<b>WARD</b>	<b>Shefford</b>
<b>WARD COUNCILLORS</b>	<b>Cllr L Birt &amp; Cllr T Brown</b>
<b>CASE OFFICER</b>	<b>Dee Walker</b>
<b>DATE REGISTERED</b>	<b>15 December 2010</b>
<b>EXPIRY DATE</b>	<b>09 February 2011</b>
<b>APPLICANT</b>	<b>Mr Bugden</b>
<b>AGENT</b>	<b>SJ Coates Surveying and Design</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Applicant related to a CBC employee</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Site Location:**

The application site is 1 Churchill Way in Shefford. The site consists of a two storey detached residential property on the corner of Churchill Way and Shefford Road. The surrounding properties are similar in age and style.

**The Application:**

The application seeks permission for the construction of a two storey and single storey rear extensions with associated alterations. The rear extension will be 8.4m wide and 3.6m deep with a maximum height of 7.3m to the ridgeline of the two storey element.

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

- PPS1 Delivering Sustainable Development (2005)
- PPS 3 Housing (2010)

**Regional Spatial Strategy**

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

**Bedfordshire Structure Plan 2011**

N/A

# Central Bedfordshire Core Strategy and Development Management Policies 2009

Policy DM3                      Central Bedfordshire Adopted Core Strategy and Development Management Policies (2009)

## Supplementary Planning Guidance

Design in Central Bedfordshire: A Guide for Development - *Design Supplement 4: Residential Alterations and Extensions* (2009)

## Planning History

None

## Representations: (Parish & Neighbours)

Shefford Town Council	No objection to the application
Adjacent Occupiers	One letter of objection on grounds of its impact and reduction in daylight to the rear garden and the design will impact upon their privacy

## Consultations/Publicity responses

Site Notice Posted                      07.01.2011

## Determining Issues

The main considerations of the application are;

1. The effect on the character 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

## Considerations

### 1. Effect on the Character and Appearance of the Area

Although the extension is to the rear of the property it will be visible from Shefford Road. The two storey element has been set down from the original ridge line therefore appearing subservient in nature. All new facing brickwork will match the existing thus being in keeping with the appearance of the area. Overall, it is considered that the proposal will not have an adverse impact on the character and appearance of the area.

### 2. Impact of the Proposal on the Residential Amenity of Neighbouring Properties

The principal properties that may be affected by the proposal are nos. 3 Churchill Way and 32 Montgomery Avenue. All other properties are well removed so as not to be affected.

### Privacy Issues

No. 3 is located to the west of the application site. The extension itself does not include any side windows and therefore there will be no loss of privacy as a result. The development does include the insertion of a ground floor window to the side elevation, however this could be completed under permitted development rights and therefore it is not considered to have any detriment impact.

No. 32 bounds the site to the south of the application site. The rear extension will result in the rear elevation being closer to the rear garden of no. 32 than that currently but there will still be 7.0m to the shared boundary. Furthermore, given that one of the windows will serve a bathroom, it is considered that there will be no unreasonable loss of privacy to this neighbouring property.

#### Overbearing impact

No. 3 is set within a slightly wider plot than properties either side. The two storey element of the proposal has been stepped back 2.3m from the side elevation closest to no. 3. Given the physical distance between the two residential dwellings, it is not considered that any overbearing impact would warrant a refusal on these grounds alone.

Given no. 32's location at some 7.0m away, there will be no overbearing impact to this residential property.

#### Loss of Light

The proposed extension is located to the east of the rear amenity space for no. 3 and therefore only likely to lose the earliest sun of the day but retain the majority of the remaining days sunlight. The design of the extension has ensured that its only at single storey level nearest to the shared boundary with no. 3. There will be no loss of light to no. 32 given the orientation of the two dwellings. Therefore it is considered that there will be no significant loss of light as a result of the proposal.

Overall, it is considered that the proposal would not have a detrimental impact on the residential amenity of neighbouring properties.

### **3. 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 Prior to the first occupation of the building the first floor window serving the bathroom in the south elevation of the development shall be fitted with obscured glass of a type to substantially restrict vision through it at all times, and restriction on its opening at all times unless agreed in writing by the Local Planning Authority.

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

- 4 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 western elevation of the building.

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

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers SC/2005245/02.

Reason: For the avoidance of doubt.

### Reasons for Granting

In conclusion, the scheme by reason of its site, design and location would not harm the character and appearance of the area or have an adverse impact on the residential amenity of neighbouring properties. As such the proposal is in conformity with Policy DM3 of the Central Bedfordshire Adopted Core Strategy and Development Management Policies 2009; Planning Policy Statement 1 (2005) and Planning Policy Statement 3 (2010). It is further in conformity with the Design in Central Bedfordshire: A Guide for Development - *Design Supplement 4: Residential Alterations and Extensions* (2009). It is therefore considered **acceptable** and that planning permission should be granted subject to conditions.

### DECISION

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