

Item No. 14**SCHEDULE C**

APPLICATION NUMBER	CB/10/04516/FULL
LOCATION	19 Ashwell Street, Leighton Buzzard, LU7 1BG
PROPOSAL	Demolition of existing single-storey outbuildings and erection of two-storey rear extension.
PARISH	Leighton-Linslade
WARD	Leighton Linslade Central
WARD COUNCILLORS	Cllrs Bowater, Johnstone, Sharer & Spurr
CASE OFFICER	Richard Castro-Parker
DATE REGISTERED	21 December 2010
EXPIRY DATE	15 February 2011
APPLICANT	Mr C Reading
AGENT	Rosser Morris Ltd
REASON FOR COMMITTEE TO DETERMINE	The applicant is the daughter of Councillor Hopkin
RECOMMENDED DECISION	Full Application - Refused

Site Location:

The application site is situated on Ashwell Street in Leighton Buzzard, as an end of terrace property, flanked to the east by adjoining terraced property 17 Ashwell Street. To the west a public footpath and amenity area separate a further terrace of houses fronting Ashwell Street. To the south is the detached property of 9 Edward Street at the head of the cul-de-sac that runs perpendicular to Ashwell Street.

The Application:

Permission is sought for the demolition of existing single storey outbuildings and the erection of a two storey rear extension along the boundary with number 17 Ashwell Street.

The two storey rear extension would largely sit on the existing footprint of outbuildings and would measure 3.5 metres in depth, 3.1 metres in width and 5.8 metres in height incorporating 2 windows into both the side and rear elevations, while no windows are proposed into the side elevation on the common boundary of property number 17 Ashwell Street. The two storey extension would provide an extended kitchen and toilet at ground floor level and a fourth bedroom at first floor level and would about double in length the existing two storey rear extension of some 3.4 metres depth.

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

PPS1 - Delivering Sustainable Development

Regional Spatial Strategy
East of England Plan (May 2008)
ENV7 - Quality in the Built Environment

Bedfordshire Structure Plan 2011
None

South Bedfordshire Local Plan Review Policies
BE8 - Design Considerations
H8 - Extensions to Dwellings

Supplementary Planning Guidance
Design in Central Bedfordshire, A Guide for Development; Design Supplement 4, Residential Alterations and Extensions; Design Supplement 7, Movement, Streets and Places

Planning History

SB/TP/00/00003 (Granted) Erection of a conservatory and side boundary wall

Representations: (Parish & Neighbours)

Parish/Town Council	No objection.
Highways Officer	As the applicant is adding a fourth bedroom to the property, 3 off road parking spaces would be required. From a site visit and confirmation from the Agent, only 2 off road parking spaces could be provided within the site boundary with one, on road, to the rear of the property outside the site boundary.
Neighbours	None received.

Determining Issues

The main considerations of the application are:

1. Design and impact on both visual and residential amenity
2. Effect on parking and highway safety

Considerations

1. Design and Impact on Both Visual and Residential Amenity

Although the ridge height of the proposed extension would continue the line of the existing rear two storey extension and be set approximately 2.1 metres lower than that of the main ridgeline of the existing dwellinghouse, it is considered that the proposed extension is not acceptable in design terms. This is because the overall depth of the proposed two storey extension and the existing rear projection, would create a 2 storey rear projecting element on the boundary, with an overall depth of 6.9 metres and would also not adhere to the 1.0 metre

separation usually required as set out in paragraph 6.48 of the 'South Bedfordshire Local Plan Review 2004.' It is considered that by virtue of its siting, size, scale, volume and overall massing the proposed extension would appear overbearing, when viewed from the adjoining property number 17. Additionally there are windows in the rear elevation at both ground and first floor level along with a window in the side elevation at ground floor level of adjoining property number 17 that are already overshadowed by the existing rear projection at the application property, number 19. The rear of the property is orientated facing south, such that number 17 is situated due east from the proposed extension. Therefore it is considered that a further 3.5 metres in depth, 2 storey rear extension would accentuate the existing tunnelling effect and in turn lead to further overshadowing and loss of daylight, particularly in the latter half of the day, to habitable rooms in number 17.

The proposed extension, for the reasons stated above therefore represents inappropriate development which is contrary to policies BE8, H8 of the 'South Bedfordshire Local Plan Review 2004' and the Design Guide for Central Bedfordshire.

Thus the extension is contrary to policy H8 of the 'South Bedfordshire Local Plan Review 2004' whereby:

(i) The extension is well related to the existing building in terms of its design, siting, Bulk...

BE8 whereby:

(iii) The size, scale, density, massing, orientation, materials and overall appearance of the development should complement and harmonise with the local surroundings...

and the Design Guide for Central Bedfordshire: Design Supplement 4: Residential Alterations and Extensions, whereby:

The proposed extensions and alterations should not dominate the existing building: in other words they should normally be subservient, and appear as additions in a supporting role.

2. Effect on Parking and Highway Safety

The Highways Officer states that as the applicant is adding a fourth bedroom to the property, 3 off road parking spaces would be required. From a site visit and confirmation from the Agent, only 2 off road parking spaces could be provided within the site boundary. However one on road parking space to the rear of the property outside the site boundary should be provided and on balance it is not considered reasonable to refuse planning permission on grounds of lack of parking provision.

Recommendation

That Planning Permission be REFUSED subject to the following:

- 1 The proposed two storey rear extension, would by virtue of its siting, size, scale, volume and overall massing appear overbearing and would lead to overshadowing and loss of daylight to the detriment of the occupiers of the adjoining property number 17 Ashwell Street. The proposal thereby represents inappropriate development which is contrary to the principles of good design as set out in the national guidance of PPS1, Delivering Sustainable Development and to Policies BE8, and H8 of the South Bedfordshire Local Plan Review 2004 and also to the Design Guide for Central Bedfordshire.

DECISION

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