

Item No. 17**SCHEDULE C**

APPLICATION NUMBER	CB/11/00393/FULL
LOCATION	9A Silsoe Road, Maulden, Bedford, MK45 2AX
PROPOSAL	Pitched roof on garage and creation of room within, external staircase to rear and single storey rear extension
PARISH	Maulden
WARD	Maulden and Clophill
WARD COUNCILLORS	Cllr Angela Barker & Cllr Howard Lockey
CASE OFFICER	Annabel Gammell
DATE REGISTERED	15 February 2011
EXPIRY DATE	12 April 2011
APPLICANT	Mr & Mrs Jamieson
AGENT	Lee Butler MRICS
REASON FOR COMMITTEE TO DETERMINE	The applicant is Councillor Jamieson
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The application site is 9A Silsoe Road in Maulden, which is a large two storey detached residential property. The house is constructed from dark red bricks, with a grey tile hipped roof, the dwelling has been previously extended to create a porch, there is currently a double flat roof garage on the southern elevation. The dwelling has space for some 8 cars to park off street, the house is slightly higher than the road, this is typical of the surrounding dwellings. Silsoe Road is long country road which links Maulden and Water End, the land surrounding the site is used for both residential and agriculture.

The Application:

This application seeks permission for a pitched roof for a garage and the creation of a room within, an external staircase to the rear and a single storey rear extension.

The garage would have an increased height of approximately 3 metres, this would have a front facing gable end.

The rear extension would be some 2 metres by 3.5 metres and have a maximum height of 3.5 metres.

The external staircase would facilitate to the room over the garage, it would be to the rear of the site.

RELEVANT POLICIES:

National Policies (PPG + PPS)

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

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

Core Strategy and Development Management Policies, November 2009

Policy DM3 - High Quality Development

South Bedfordshire Local Plan Review Policies

Not applicable

Supplementary Planning Guidance

Design in Central Bedfordshire, a Guide for Development.

Planning History

MB/02/00068/FA Two storey and single storey rear extension; single storey front extension; formation of new pitched roof to garage. - Granted.
MB/81/00691/FA Single storey lounge extension. - Full Conditional.

Representations: (Parish & Neighbours)

Maulden Parish Council: No objections
Adjacent occupiers: No comments received

Consultations

Site Notice Posted 01.03.11: No comments received

Determining Issues

The main considerations of the application are;

1. The effect upon the character and appearance of the area.
2. The impact on neighbouring amenities.
3. Other considerations.

Considerations

1. The effect upon the character and appearance of the area.

The proposal is for a first floor side extension over the existing flat roof garage, a staircase and a single storey rear extension. The proposal would be visible within the street scene of Silsoe Road. The pitched roof over the garage would still remain subservient to the main dwelling house. The gable end towards Silsoe Road would be largely glazed, it is considered that in this location, this modern design is appropriate. Neither the staircase or the rear extension would be visible from the street scene.

It is considered due to the scale of the side extension, it would appear appropriate for the character of the area and therefore the development is considered in accordance with Policy DM3 of the Core Strategy and Development Management Policies, November 2009.

2. The impact on neighbouring amenities.

The property is detached it is adjacent to numbers 9 and 9b Silsoe Road Maulden. The development is adjacent to the boundary with 9b Silsoe Road. It is judged that the residential amenity of all neighbouring properties would be maintained:

Loss of light:

The side extension would be at first floor level but it would not significantly affect the light to any neighbouring property. There would be approximately 2.3 metres from the side elevation of the side elevation of number 9b Silsoe Road. It is considered that the light into this property would be ensured because of the distance from the boundary of the property. There is a window in the side elevation of number 9b, the extension has been designed to slope away from the property, this would reduce the impact of the development in terms of light. The extension would be reassessed behind the existing garage and therefore would not significantly impact upon the light into any residential property.

Overbearing impact:

It is judged that the development would not contribute to the overdevelopment of the site or have an overbearing impact on the neighbouring properties or streetscene. This is due to the size of the proposal, it is judged to be in proportion with the house and appropriate for the size of plot. This development is judged to be in accordance with Policy DM3 of the Core Strategy and Development Management Policies, November 2009.

Loss of privacy:

There is concern over the potential loss of privacy to the adjacent property (9B) from the use of the external staircase. There is an area of approximately 1.1 metres in depth at the top of the staircase and it is judged that views of the adjacent property would be at an increased level. The staircase would be the access to the first floor room, this platform would be a height of some 3 metres from ground level. It is considered that although views would be possible from this elevated position, the use of this staircase would be infrequent, and as no objections has been raised from the neighbour the potential reduction of privacy

in this case is judged to be acceptable.

There are roof window proposed in the room above the garage, it is considered that the angle of these windows would ensure there would not be significant overlooking possible through them.

Outlook:

The development would not detrimentally affect neighbouring properties in terms of outlook, the alterations would be visible, but materials would harmonise with the original dwelling and the roof would be set down from the ridge line. A suitable distance is to be maintained between the dwelling houses.

No comments have been received in relation to this application.

3. Any other implications

There are no further implications in relation to this application.

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/complement the existing building(s) and the visual amenities of the locality.

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 291219/A, 1743/4D, 291210, CBC/001.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed first floor side extension to create room over existing garage, single storey rear extension and external staircase on this residential dwelling would not detrimentally impact upon the character or appearance of the surrounding area and there would be no significant impact upon any 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), East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policy DM3 of the Core Strategy and Development Management Policies, November 2009. It is further in conformity with the Central Bedfordshire Supplementary Technical Guidance "Design in Central Bedfordshire, A Guide for Development."

Notes to Applicant

1. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.

DECISION

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