

SCHEDULE C

APPLICATION NUMBER	CB/11/00972/FULL
LOCATION	165 Holme Court Avenue, Biggleswade, SG18 8PB
PROPOSAL	Two storey side extension
PARISH	Biggleswade
WARD	Biggleswade
WARD COUNCILLORS	Cllrs Jones, Lawrence, Lawrence & Vickers
CASE OFFICER	Annabel Gammell
DATE REGISTERED	21 March 2011
EXPIRY DATE	16 May 2011
APPLICANT	Mrs R Crisp
AGENT	
REASON FOR COMMITTEE TO DETERMINE	The applicant is employed by Central Bedfordshire Council
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The application site is 165 Holme Court Avenue in Biggleswade which is a semi detached two storey residential property. The house is constructed from a brown/red brick with a gable ended grey tile roof. The dwelling has a low hedge to partially enclose the drive way at the front. There is space for approximately 3 cars to park off street, Holme Court Avenue is south of Biggleswade town centre, number 165 is on the western side of the road, the dwellings adjacent are constructed in a similar style, there is a public footpath to the north of the application site, linking Holme Court Avenue with Derwent Avenue.

The Application:

This application seeks permission for a two storey side extension.

The side extension would measure approximately 3.2 metres in width and 7.7 metres in depth it would have a maximum height of 7.9 metres. There would also be a new section of boundary wall measuring some 3.3 metres. The materials would match that of the original dwelling house.

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/90/01649/FULL Two storey side extension - granted

Representations: (Parish & Neighbours)

Biggleswade Town Council:
Adjacent occupiers:

No objections
Two letters of objection:
169 Holme Court Avenue - Enclosure of back garden, loss of skyline.
167 Holme Court Avenue - Loss of privacy, reduction in light to kitchen, the building up of fumes from the car port, issues over the Party Wall Act.

Consultations

Site Notice Posted 23.03.11:
Highways:
Beds IDB

No comments received
No comments received
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 two storey side extension the development would be visible within the street scene of Holme Court Avenue. The extension is considered to be in proportion with the original dwelling.

The two storey side extension would be located on the northern side of the dwelling, there is currently a 3.4 metre area between the side of the dwelling and the boundary of the property. There would be a gap of approximately 0.2 metres between the side of the extension and the boundary. This distance is judged to be sufficient to ensure separation between the adjacent dwellings, as there is a public footpath adjacent creating additional separation between the properties.

This development would be subservient to the original dwelling house, the ridge line would be 0.2 metres lower than the ridge line of the existing house, and the front elevation would be set back 0.4 metres from the existing front elevation, all materials would match the existing. This design is judged to be acceptable in this location and is judged in accordance with Policy DM3 of the Core Strategy and Development Management Policies, November 2009, and in further accordance with Design in Central Bedfordshire, a Guide for Development (Supplement 4).

The development is therefore 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 semi detached it is attached to number 163 Holme Court Avenue and adjacent to number 167 Holme Court Avenue, between these properties is a public footpath. It is judged that the residential amenity of all neighbouring properties would be maintained:

Loss of light:

The side extension would be a two storey but it would not significantly affect the light to any neighbouring property. There would be approximately 7 metres from the side of the proposed extension and the side elevation of number 167 Holme Court Avenue, the extension would be on the opposite side of the dwelling to number 163 Holme Court Avenue. It is considered that the light into this property would be ensured because of the distances between the dwellings and the scale of the extension.

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, it is subservient to the main dwelling house, creating an appropriate development within the streetscene. This development is in accordance with Policy DM3 of the Core Strategy and Development Management Policies, November 2009.

Loss of privacy:

The design of the extension does include two side facing windows, one to the 4th bedroom and one to the landing area, these windows are north facing. It is not ideal in design terms to include clear glazed windows to the side elevations. Number 165 currently has two clear glazed side facing windows, although the current situation is set further off the boundary, and currently one window is in a

different position. It is considered that although both windows are small in scale, it is unlikely that either window would be regularly used, as one is a landing and one is a small window within a bedroom that has a much larger eastern facing window which would be much more likely to be used as the main view from this room. Therefore it is considered appropriate to condition obscure glazing in both these windows, so they provide light to the rooms but would not be able to overlook the adjacent properties. All over views achievable would be similar to those of the existing dwelling house.

Outlook:

The extension would not detrimentally affect neighbouring properties in terms of outlook, the extension would be visible, but materials would harmonise with the original dwelling.

Two letters of objection was received, 167 and 169 Holme Court Avenue:

169 Holme Court Avenue - An increased feeling of inclosure, taking away of skyline - It is considered that as this property is over 13 metres away to the north, that there would not be a significant impact, sense of enclosure or loss of skyline.

167 Holme Court Avenue - Loss of privacy, this issue is covered above. Loss of light to kitchen, this issue is covered above. Party Wall Act, a newspaper cutting was included expressing a concern over building extensions within close proximity to adjacent properties. The Party Wall Act is not a planning consideration, it is a civil matter between neighbouring properties. It is considered in this incidence that suitable separation between the properties will be maintained, there would be a distance of some 7 metres between these dwelling houses. Fumes from carport, it is considered that there would not be a significant intensification of use for the drive area, this would be used for residential purposes, it is judged that there would not be an undue increase in fumes within this area, and by having a carport in this location the parking provision would be maintained.

3. Any other implications

Highways:

The development would result in an appropriate form of development, as the ground floor would be used as a car port, therefore there would not be a reduction in parking for this dwelling house. A four bedroom dwelling requires three off street parking spaces, this dwelling would maintain this level of parking provision, and is therefore considered acceptable in terms of highway safety.

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 first floor windows in the north facing 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 fixed shut up to a height of 1.7 metres above the finished floor level. No further windows or other openings shall be formed in the first floor of this elevation, unless otherwise agreed in writing by the Local Planning Authority.

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

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001, P.001, P.002.

Reason: For the avoidance of doubt.

Reasons for Granting

The two storey side extension of 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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