

Item No. 16**SCHEDULE C**

APPLICATION NUMBER	CB/11/01147/FULL
LOCATION	23 Eisenhower Road, Shefford, SG17 5UP
PROPOSAL	Side double storey extension
PARISH	Shefford
WARD	Shefford
WARD COUNCILLORS	Cllrs Birt & Brown
CASE OFFICER	Godwin Eweka
DATE REGISTERED	20 April 2011
EXPIRY DATE	15 June 2011
APPLICANT	Mr Joel Peyton
AGENT	
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	The applicant is related to a Council Employee Full Application - Granted

Site Location:

The site to which this proposal relates, is a semi-detached dwelling which lies at the end of a cul de sac in a medium scale new housing development. This property also lies on the boundary with land adjoining The Esso Petrol Filling Station. The property backs on to the A507 to the south of the site.

The Application:

Two-storey side extension.

The proposed development would occupy a 1.9 metre gap between the existing side elevation and the boundary fence with a 7.1 metre length projection towards the rear, thus forming the new side elevation towards the eastern part of the site. The proposed small *infill* would provide a utility/wc on the ground floor, together with a new study and en-suite on the first floor.

The total size of the proposed two-storey extension would measure 13.49 square metres as the development would align this part of the boundary with the main dwellinghouse, by providing a link with the existing dining/family area.

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

PPS1 (Delivering Sustainable Development)

PPS3 (Housing)

Central Bedfordshire Core Strategy and Development Management Policies (2009)

DM3 (High Quality Development)

Supplementary Planning Guidance

Design Guide

DS1 Design Guide for Central Bedfordshire (January 2011)

Planning History

MB/06/01035 Single-storey rear extension. Granted 18/07/2006.

Representations: (Parish & Neighbours)

Shefford Town Council No objection raised.

However, there are concerns over lack of storage for wheelie bins. This may well mean that they will be stored in front of the house and as such, is not in accordance with the streetscene.

Neighbours No comments have been received.

Consultations/Publicity responses

None relevant.

Determining Issues

The main considerations of the application are:

1. Principle of the Development
2. Impact of Development on Character and Appearance of the Area
3. Impact of Development on Neighbouring Properties
4. Other Issues

Considerations

1. Principle of Development

Shefford is defined as a '*Minor Service Centre*' in accordance with Policy CS1 of the Central Bedfordshire Core Strategy and Development Management Policies (2009). This proposal is therefore, assessed against Policy DM3 of this Document.

This proposal is in accordance with Policy DM3 as the development is considered appropriate in scale and in design to its setting; use of materials and would respect the amenity of surrounding properties.

The proposed two-storey side extension is considered small in size, and the principle of development therefore is considered acceptable.

2. Impact of Development on Character and Appearance of the Area

This is a newly designed modern residential property, which lies within a residential estate. The proposed development and design are complementary to the property and it is not considered the proposed development would result in any adverse impact on the character and appearance of the area.

3. Impact of Development on Neighbouring Properties

The side of the dwelling to which this development relates, borders on the boundary, which adjoins the open land near to Tesco with ancillary Esso Petrol Filling Station. Therefore, it is not considered the proposal would result in any adverse impact by way of loss of light, overbearing impact or overlooking issues on any neighbouring residential properties, as there is no immediate property on the other of the close boarded fence, which lies to the east of the site.

4. Other Issues

It is advised there are no other issues or factors that are likely to have any adverse impact on the proposal.

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.

Reasons for Granting

The proposed two-storey side extension is considered acceptable by virtue of its layout, size and appearance. The development is in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009), the Planning Policy Statements: Delivering Sustainable Development-PPS1 and Housing-PPS3.

DECISION

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