

Item No. 12

SCHEDULE B

APPLICATION NUMBER	CB/11/01888/FULL
LOCATION	10 Bedford Road, Lower Stondon, Henlow, SG16 6EA
PROPOSAL	Single storey side & rear extension & new roof and creation of rooms in roof space
PARISH	Stondon
WARD	Arlesey
WARD COUNCILLORS	Cllr Dalgarno, Cllr Wenham, Cllr Drinkwater
CASE OFFICER	Samantha Boyd
DATE REGISTERED	01 June 2011
EXPIRY DATE	27 July 2011
APPLICANT	Mrs Donald
AGENT	The Victor Farrar Partnership
REASON FOR COMMITTEE TO DETERMINE	Ward Member Call in by Cllr Drinkwater - Reasons: Overbearing impact and loss of privacy.
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The site lies on the west side of Bedford Road in the built up area of Lower Stondon and comprises a single storey detached three bedroom bungalow. Either side of the site there are detached bungalows and to the rear lies open fields.

The Application:

Planning permission is sought for a single storey side extension, a single storey rear extension and conversion of the loft to include dormer windows.

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

Central Bedfordshire Core Strategy and Development Management Policies

DM3 High Quality Development

Supplementary Planning Guidance

Design in Central Bedfordshire: DS4 Residential Alterations and Extensions

Planning History

CB/11/00859/Full	Single storey extension. Erection of new roof with dormers. Withdrawn
96/004714	Detached garage, rear extension and additional vehicular access. Granted 15/05/1996

Representations: (Parish & Neighbours)

Stondon Parish Council	No comments received at time of writing report.
Neighbours	One letter received - concerns summarised as <ul style="list-style-type: none">• dormer windows would create overlooking to number 8,• moving roofline back would be intrusive to number 8,• design of dormer windows not sympathetic and larger than original application,• proposal would affect 'saleability' of number 8,

Consultations/Publicity responses

Highways	No comments received at time of writing report.
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Determining Issues

The main considerations of the application are;

1. The effect on the character and appearance of the area.
2. The impact on neighbouring amenity.

Considerations

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

The existing bungalow is single storey and has three small bedrooms, lounge, kitchen, dining room and bathroom with a covered patio to the rear. There is an open parking area on both sides of the site as well as to the front and a good sized rear garden. The main roof is fully hipped - with a small hipped projection to the front with a bay window and a chimney stack to one side. The dining room and covered patio have roofs which are very gently sloping. The site is set back from the road frontage by between 12 and 15 metres.

It is proposed to carry out extensions all around the bungalow to create a five bedroom dwelling. The existing bungalow would be extended to the side so that

the bungalow would be closer to the shared boundary with No. 12 and extended to the rear in the area currently occupied by the covered patio area. The rear extension would be single storey with a low pitch roof. There is to be a new roof extension (to the same ridge height as the existing bungalow) which would incorporate four of the five bedrooms with en suite and a bathroom. The roof extension also includes the construction of three dormers to the front and two to the rear. It is also proposed to include an integral double garage, a chimney and solar collectors, both to the south side of the roof.

Whilst it is acknowledged that the proposal represents a large extension which would clearly change the character and appearance of the existing bungalow, on this stretch of Bedford Road the existing dwellings are mixed in character ranging from two storey dwellings, one and a half storey dwellings and bungalows. The application site sits between a one and half storey gable fronted dwelling and a hipped roofed bungalow. Given that the ridge height would remain the same as the existing dwelling, the alterations to the roof would maintain the established building heights.

The proposal would change the fully hipped pyramid shaped roof of the existing dwelling to a hipped roof dwelling not dissimilar in character and design to the adjacent bungalow.

Overall it is considered that the proposal would not have an adverse impact on the character and appearance of the area and would comply with Policy DM3 of the Core Strategy and Development Management Policies Document.

2. The impact on neighbouring amenity.

The application site lies between No.s 12 and 8 Bedford Road.

Impact on No. 12

The property to the south, (number 12) lies approximately 3m from the shared boundary. The proposed extension to the side would extend to property to within approximately 1m of the boundary, however given that No. 12 is set away from the boundary and set forward of the application site it is considered that no overbearing impact or loss of light would occur to this neighbouring property. In terms of loss of privacy, on the elevation facing No. 12 two ground floor windows are proposed that would serve a living room and two velux windows in the roof slope as secondary bedroom windows. The boundary is marked with a boundary wall that would screen any views from the proposed ground floor windows and the velux windows would not result in an adverse overlooking given the location on the roof slope. It is also acknowledged that application site currently has a number of primary windows on the side elevation facing No. 12. Therefore the proposals would not result in an adverse impact upon the amenities of the neighbouring property, No. 12.

Impact on No. 8

The bungalow to the north, No.8 is partially constructed on the shared boundary. On this side of the application site, no extensions are proposed to the main section of the house. However to the rear a single storey extension is proposed which would be sited around 600mm from the boundary. The extension has a

low pitch roof with a ridge height of 4m and would extend approximately 4m beyond the existing dining room, replacing the covered patio area.

No 8 currently has a single storey extension with a depth of some 10.5m along the boundary. Only the roofline of the proposed extension would be visible to this neighbouring property because the proposal would be screened by the extension at No. 8. Given that the extension has a low roofline and is separated from the bungalow by existing extensions it is considered that no adverse loss of light or overbearing impact would occur.

Two dormer window are proposed on the rear roof slope, both serving bedrooms. Concerns have been raised regarding loss of privacy and overlooking from the windows resulting in a loss of amenity. The dormer windows would have views across the rear part of the garden of No.8, however the area closest to the property that is considered to be private amenity space, would not be directly overlooked from the dormers given that they would be set back from the rear elevation of No. 8 and separated by the single storey extension that belongs to No. 8. Whilst there may be some degree of overlooking, it is not considered that the issue would be so severe as to warrant a refusal on these grounds alone.

On balance it is considered that the proposal would not result in an adverse impact on the amenities of the adjacent properties by way of loss of light, overbearing impact and loss of privacy. The proposal is in therefore in conformity with Policy DM3 of the Core Strategy and Development Management Policies.

3. Other considerations

To the front of the property there is a large parking area. The Highways Officer has been consulted on the proposal but no comments have been received at the time of writing this committee report.

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 1103.03 rev A, 1103.01, 1103.02 rev D.

Reason: For the avoidance of doubt.

DECISION

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