

Item No. 13

SCHEDULE

APPLICATION NUMBER	CB/11/01517/FULL
LOCATION	Keepers Cottage, Beadlow, Shefford, SG17 5PH
PROPOSAL	Removal of existing extensions. New two storey side extension and replacement single storey extension to north elevation
PARISH	Campton/Chicksands
WARD	Shefford
WARD COUNCILLORS	Cllrs Birt & Brown
CASE OFFICER	Dee Walker
DATE REGISTERED	26 April 2011
EXPIRY DATE	21 June 2011
APPLICANT	Mr & Mrs Garner
AGENT	Louise Bastable Architects
REASON FOR COMMITTEE TO DETERMINE	Agent is related to Cllr Bastable
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The application site is Keepers Cottage in the parish of Campton and Chicksands. The site is in an isolated location off the A507 adjacent to the Beadlow Manor golf club accessed via an un-made track. The site consists of a two storey cottage that has been extended at single storey on most elevations. The host dwelling is constructed in stone with the extensions in more modern materials.

The Application:

The application seeks permission for the removal of the existing extension and the construction of a two storey side extension and replacement single storey extension to the north

RELEVANT POLICIES:

National Policies (PPG & PPS)

- PPS1 Delivering Sustainable Development (2005)
- PPS 3 Housing (2010)
- PPS 7 Sustainable Development in Rural Areas (2007)

Regional Spatial Strategy

- East of England Plan (May 2008)
- Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

Bedfordshire Structure Plan 2011

N/A

Central Bedfordshire Core Strategy and Development Management Policies 2009

Policy DM3 Central Bedfordshire Adopted Core Strategy and Development Management Policies (2009)

Supplementary Planning Guidance

Design in Central Bedfordshire: A Guide for Development - *Design Supplement 4: Residential Alterations and Extensions* (2009)

Planning History

MB/86/01087 Outline: Erection of one detached dwelling – Approved
04.12.1989

Representations: (Parish & Neighbours)

Campton & Chicksands No comments received
Parish Council
Adjacent Occupiers No comments received

Consultations/Publicity responses

Site Notice Posted 10.05.2011

Determining Issues

The main considerations of the application are;

1. The effect on the character of the area
2. The impact that the proposal will have on the residential amenity of neighbouring properties
3. Any other implications of the proposal

Considerations

1. Effect on the Character and Appearance of the Area

The site is in an isolated location, secluded from any public realm. The site is bound with fencing and mature trees/hedging adjoining a golf course. The proposal is for a large two storey extension and replacement single storey extension. The two storey extension has been set down from the ridgeline of the host dwelling and designed in a way that it appears subservient and as a secondary element. An existing flat roof single storey extension is to remain to the south and therefore the replacement single storey extension with sedum roof to the north will not be out of character with the overall development.

Although the extensions are large in cumulative scale, given the overall plot size and location they are not considered to be visually intrusive and improve the appearance of the site as some of the flat roof extensions will be removed. Therefore it is considered that the proposal would not have an adverse effect on the character and appearance of the area.

2. Impact of the Proposal on the Residential Amenity of Neighbouring Properties

Given the isolated location of the site, there are no residential properties that would be affected by the proposal.

3. Any Other Implications

There are no further considerations to the application.

RECOMMENDATION

APPROVE Planning Permission for the application set out above subject to the following condition(s):

- 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 The materials to be used for the external walls and roof shall accord with the details set out on the approved plan PL-1005-07 unless otherwise agreed in writing by the Local Planning Authority.

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 PL-1005-01, PL-1005-02, PL-1005-03, PL-1005-04, PL-1005-05, PL-1005-06, PL-1005-07, PL-1005-08, PL-1005-09.

Reason: For the avoidance of doubt.

Reasons for Granting

In conclusion, the scheme by reason of its site, design and location would not harm the character and appearance of the area or have an adverse impact on the residential amenity of neighbouring properties. As such the proposal is in conformity with Policy DM3 of the Central Bedfordshire Adopted Core Strategy and

Development Management Policies 2009; Planning Policy Statement 1 (2005), Planning Policy Statement 3 (2010) and Planning Policy Statement 7 (2007). It is further in conformity with the Design in Central Bedfordshire: A Guide for Development - *Design Supplement 4: Residential Alterations and Extensions* (2009). It is therefore considered **acceptable** and that planning permission should be granted subject to conditions.

DECISION

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