

## Item No. 15

## SCHEDULE

<b>APPLICATION NUMBER</b>	<b>CB/11/01605/FULL</b>
<b>LOCATION</b>	<b>1 Churchill Way, Shefford, SG17 5UB</b>
<b>PROPOSAL</b>	<b>Alterations to existing boundary wall</b>
<b>PARISH</b>	<b>Shefford</b>
<b>WARD</b>	<b>Shefford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Birt &amp; Brown</b>
<b>CASE OFFICER</b>	<b>Judy Self</b>
<b>DATE REGISTERED</b>	<b>16 May 2011</b>
<b>EXPIRY DATE</b>	<b>11 July 2011</b>
<b>APPLICANT</b>	<b>Mr C Bugden</b>
<b>AGENT</b>	<b>Mr S Coates</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The applicant is an employee of CBC</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### Site Location:

The application site is a modern two storey detached dwelling which is located to the east of the roundabout on Churchill Way in Shefford. Where the site adjoins the highway the boundary treatment comprises of low walling with brick piers with a mature conifer hedge behind.

The existing wall would remain and planning permission is being sought for the height of the brick pillars to be increased and for timber chevron slat fencing to be positioned in-between. The resulting height of would be approximately 1.8m.

### RELEVANT POLICIES:

#### National Policies

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

## South Bedfordshire Local Plan Review Policies

Not applicable

### Supplementary Planning Guidance

Design in Central Bedfordshire. A Guide for Development (2010)

### Planning History

10/04506

Full: Two storey and single storey rear extension and associated alterations – approved

### Representations: (Parish & Neighbours)

Shefford TC  
Adj. Occs

No objection  
No comments received

### Consultations/Publicity responses

Highways                      No objection

### Determining Issues

The main considerations of the application are;

1. Visual impact upon the character and appearance of the area.
2. Impact upon the neighbouring residential amenity.
3. Any other implications of the proposal.

### Considerations

#### 1. ***Character and Appearance of the Area***

The existing low walling follows the curve in the road and measures approximately 34m in length. Whilst the proposed wall would be prominent in the streetscene the conifer hedging is to remain and would soften the impact within the streetscene. The design of the boundary treatment is in-keeping with the wider area generally and the higher brick piers and timber fencing is not considered to adversely affect the character and appearance of the area.

#### 2. ***Residential Amenity of Neighbouring Properties***

The principle property that may be affected by the proposal is no. 3 Churchill Way. All other properties are adequately well removed so as not to be affected.

The altered boundary treatment would be to the front of no. 3 and separated by an access drive. No harm to residential amenity is considered to arise.

**3. Highway Safety**

No objection has been raised by Highway Development Management and the proposal is therefore considered to be acceptable in terms of highway safety.

**4. Any other implications of the proposal**

There are no other implications.

**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 SC/2005245/05; CBC/001.

Reason: For the avoidance of doubt.

**Reasons for Granting**

It is considered that the proposal would not have a material impact on the character and appearance of the surrounding area, nor would it have a material impact on the residential amenities of the neighbouring properties; as such the proposal is in conformity with Policies DM3 of the Adopted Core Strategy and Development Management Policies (2009); Planning Policy Statement 1 (2005); Planning Statement 3 Housing (2006) and the adopted Central Bedfordshire Design Guide (2010).

**DECISION**

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