

**Item No. 11****SCHEDULE B**

**APPLICATION NUMBER** CB/11/01523/FULL  
**LOCATION** Woodlands, 55A Woburn Street, Ampthill, Bedford, MK45 2HX  
**PROPOSAL** Remodelling of dwelling comprising two storey front extension, two storey rear extension and new windows and doors. Increase in roof height. Single storey side and rear extension. Replacement garage.  
**PARISH** Ampthill  
**WARD** Ampthill  
**WARD COUNCILLORS** Cllrs Duckett, Blair & Smith  
**CASE OFFICER** Annabel Gammell  
**DATE REGISTERED** 22 April 2011  
**EXPIRY DATE** 17 June 2011  
**APPLICANT** Mr & Mrs Bryant  
**AGENT** Aragon Land & Planning UK LLP  
**REASON FOR COMMITTEE TO DETERMINE** Councillor Smith requested the application be determined by Development Management Committee, due to impact upon street scene.

**RECOMMENDED DECISION** Full Application - Granted

**Reason for Committee to determine:**

Councillor Smith requested the application be determined by Development Management Committee, due to impact upon street scene.

**Site Location:**

The application site is 55A Woburn Street in Ampthill, this property is known as Woodlands. It is a detached two storey residential dwelling house. The property is constructed from red brick and has a brown tile roof, the dwelling is of relatively modern construction, though adjacent to Listed cottages and within the Ampthill Conservation Area. The area is largely residential, the police station is on the opposite side of the road. The dwellings are predominately brick and thatch cottages, the site is large and the dwellings are relatively spread out.

**The Application:**

This application seeks permission to remodel the dwelling, this includes a two storey front extension, two storey rear extension, new windows and doors, an increase in roof height, a single storey side/rear extension and a new garage.

## **RELEVANT POLICIES:**

### **National Policies (PPG & PPS)**

PPS 1	Delivering Sustainable Development (2005)
PPS 3	Housing (2006)
PPS 5	Planning for the Historic Environment (2010)

### **Regional Spatial Strategy**

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

### **Bedfordshire Structure Plan 2011**

None

### **Core Strategy and Development Management Policies, November 2009**

Policy DM3	High Quality Development
Policy DM13	Heritage in Development
Policy CS15	Heritage

### **Supplementary Planning Guidance**

Central Bedfordshire Council's Technical Guidance: 'Design in Central Bedfordshire, A Guide for Development

### **Planning History**

None

### **Representations: (Parish & Neighbours)**

Amphill TC:	Object and recommend refusal, impact upon streetscene.
Adjoining Neighbours:	One letter received: 57 Woburn Street, Amphill: No objection to the principle of renovation property, but scheme is too high, concern over level of parking a dwelling of this size would require.

### **Consultations/Publicity responses**

Site notice posted:18.05.11:	No comments received
Newspaper advert: :	One letter received: 5 The Avenue, Amphill: Size of the house inappropriate, especially in terms of height, the frontage would be better suited to Dunstable Street or Flitwick Road, Woburn Street is an older

Highways:

Heritage and Conservation:

style of property, loss of distinction in Ampthill.

No objection

Recommended that the rooflights from the front elevation were removed, and that the front windows be changed to 3 bay. Recommended that it would be better if the roofline was lower, but as would still be significantly set back from the streetscene it would be acceptable.

## Determining Issues

The main considerations of the application are;

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

Currently the dwelling is substantially out of character with the Conservation Area, it was constructed from orange brick and tile, with a square appearance, set back from the main frontage of Woburn Street.

It is considered that since amendments were made to the original design that the alterations and extensions to the dwelling house would enhance the appearance of the Conservation Area and preserve the setting of the adjacent Listed Buildings. The dwelling would be set back from the frontage of the adjacent Listed Building (number 55) by some 4 metres, and set back from the road by some 10 metres. It is considered that due to the position of the dwelling within the site. The current roof height is 7.2 metres, the proposed roof height would be 8 metres, it is considered that the additional 0.8 metres in height would not be so significant as to have a detrimental impact upon the character or appearance of the street scene or the Ampthill Conservation Area.

Although the design does not match that of the adjacent Listed Buildings, it is considered appropriate to contrast the design of these properties with something that echo's the historic nature of the area rather than attempting to copy exactly. It is judged that the design approach is reasonable for the Ampthill Conservation Area and would not cause significant harm to the streetscene of Woburn Street.

It is judged the development would enhance the Ampthill Conservation Area, and is in accordance with Policies DM13, CS15 and DM3 of the Core Strategy and Development Management Policies, 2009 and the technical guidance Design in Central Bedfordshire, a Guide for Development.

## **2. Impact on the residential amenity of neighbouring properties**

The dwelling is within a predominantly residential area, but it is judged that due to the scale and design of the extension and the proposed amendments, the dwelling would not significantly impact upon any adjoining residential neighbours. To the east is number 55 Woburn Street, to the west is number 57 Woburn Street, to the north are numbers 1 Russett Close and 59 Woburn Street. The dwelling is closest to number 55, the dwelling house of number 57 is some 15 metres from the existing 55A dwelling house.

### Loss of light:

The dwelling house is currently set within a large rectangular site, there is approximately 2 metres between the proposed layout and the boundary with number 55 and some 3.5 metres to the boundary with number 57. Although the property would be significantly extended to the rear, it is judged it would not cause a significant further impact upon any of the adjacent properties, due to the orientation of the dwellings and the garden areas.

### Overbearing impact:

It is judged that the development is in proportion with the scale of the site, the site is over 45 metres in length and some 12 metres in width, although the proposed extension and alterations would result in a significant larger dwelling to the existing property, it is judged that the resultant development would not cause an overbearing impact upon any other residential dwelling.

### Loss of privacy:

The extensions have been designed largely with front and back facing clear glazed windows, with a number of rooflights, which would not significantly affect the privacy of any other residential property. The only side facing first/second floor windows would be obscure glazed, to protect residential amenity. Currently the dwelling house has a number of 1st floor side facing windows, this development would likely improve the amenity in terms of privacy for the adjacent dwelling houses.

### Outlook:

The changes to the external appearance of the dwelling would be of an acceptable design standard, it is considered although larger to be an enhancement in the appearance of the existing property, therefore it is considered that the development would not significantly impact upon residential outlook. It is considered that there could be a slight loss out outlook to number 55 Woburn Street, due to the scale of the property to the rear. However, the bulk would not be so substantial as to warrant a recommendation for refusal and it is judged that the slight reduction in outlook would be further mitigated by the increase in privacy to the amenity space to the rear of the site.

A letter of objection was received from neighbouring property number 57 Woburn Street, a further letter was received from number 5 The Avenue, Amptill:

Both letters raised concerns regarding the design of the property:

Design issues are covered above. It is considered that the design approach, even with an increase in height of 0.8 metres, would preserve the setting of the adjacent Listed Buildings and enhance the appearance of the Ampthill Conservation Area, this is subject to appropriate materials. A condition is recommended requiring the submission of details of materials.

### **3. Any other implications**

There were no further 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 Prior to commencement a scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls, windows, doors and roof, samples should be provided. The development shall be carried out in accordance with the approved scheme.

Reason: To protect the visual amenities of the adjacent Listed buildings and of the Ampthill Conservation Area.

- 3 Prior to the first occupation of the building the 1st and 2nd floor windows in the east and west facing elevations of the development hereby permitted shall be fitted with obscured glass of a type to substantially restrict vision through it at all times. No further windows or other openings shall be formed in the elevation.

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 1464/10/1, 1464/10/2, 1464/10/3, 1464/10/4, 1464/10/5B, 1464/10/6B, 1464/10/7.

Reason: For the avoidance of doubt.

## Reasons for Granting

The proposed extensions and alterations to this residential property would, preserve the Ampthill Conservation Area, and the adjacent Listed Buildings, it would not have a negative impact upon the general character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its site, design and location, is in conformity with Policies, DM13, CS15 and DM3 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 1 (2005), Planning Policy Statement 5 (2010), Regional policies in the East of England Plan (May 2008) and the Milton Keynes and South Midlands Sub-Regional Strategy (March 2005). It is in further conformity with technical guidance, Design in Central Bedfordshire, a Guide for Development.

## Notes to Applicant

## DECISION

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