

Item No. 12**SCHEDULE B**

APPLICATION NUMBER	CB/11/03820/FULL
LOCATION	Land At Houghton Conquest Methodist Church, Rectory Lane, Houghton Conquest
PROPOSAL	Erection of 2No 3 bedroom detached dwellings.
PARISH	Houghton Conquest
WARD	Houghton Conquest & Haynes
WARD COUNCILLORS	Cllr Mrs Barker
CASE OFFICER	Samantha Boyd
DATE REGISTERED	03 November 2011
EXPIRY DATE	29 December 2011
APPLICANT	Mr Smallman
AGENT	SKETCH3D Design & Drafting
REASON FOR COMMITTEE TO DETERMINE	Cllr Mrs Angela Barker - Reason: impact on the community living on that road.
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The site is located within the village of Houghton Conquest to the rear of the existing properties on Rectory Lane and to the south of the former Methodist Church. The land is currently vacant and is accessed via the Methodist Church grounds.

The properties along Rectory Lane are a mix of bungalows and two storey houses and to the rear of the site there are existing bungalows although many have dormer windows in the roof. The Methodist Church has been unused for sometime. The Wesleyan chapel dates back from 1879 with a burial ground adjacent however the building is not listed or within a conservation area however given the nature of the site it is considered to be an archaeologically sensitive area.

The Application:

Planning permission is sought for two detached three bedroom chalet style dwellings with access and parking and bin/cycle store buildings.

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

PPS1 Delivering Sustainable Development
PPS3 Housing
PPS5 Planning for the Historic Environment

Regional Spatial Strategy

East of England Plan (May 2008)

Central Bedfordshire Local Plan Review Policies

CS1 Development Strategy
CS2 Developer Contributions
CS14, DM3 High Quality Development
CS15, DM13 Heritage
DM4 Development within Settlement Envelopes

Supplementary Planning Guidance

Design in Central Bedfordshire (2010)
Planning Obligation Strategy (2008)

Planning History

24/2000/0217	Erection of two detached dwellings following demolition of existing house and outbuildings. Outline. All matters reserved - Approved 24/04/00
MB/00/01686/RM	Reserved Matters pursuant to condition 1D (means of access) attached to outline permission MB/00/00217 dated 25/04/00. Approved 19/10/00
MB/04/01418/SE73	Variation of condition 2 (submission of reserved matters) attached to planning permission 24/2000/0217 dated 24/4/00.
CB/10/04379/Full	2 new 4 bedroom detached dwellings - Refused 8 July 2011.

Representations: (Parish & Neighbours)

Houghton Conquest Parish Council	Object - buildings are too large for plot and will overshadow the neighbouring buildings. Access and parking area is poorly designed.
Neighbours	No comments received at time of preparing report.

Consultations/Publicity responses

Highways	No comments received at time of preparing report.
Tree and landscape	No comments received at time of preparing report.
Archaeology	No comments received at time of preparing report.

Determining Issues

The main considerations of the application are;

1. The principle of the development
2. The effect upon the character and appearance of the area
3. The impact on neighbouring amenity
4. Highway considerations

5. Developer Contributions
6. Any other implications

Considerations

1. The principle of the development

Policy CS1 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) has defined Houghton Conquest as a large village. The policy states that new development will be limited in overall scale to reflect the size and character of the community.

In terms of the principle of the development, in this location new residential development is considered acceptable.

2. The effect upon the character and appearance of the area

The application site comprises a square shaped area of land to the rear of No. 30a and Westerley House in Rectory Lane. The southern boundary of the site adjoins the side boundary of the rear garden belonging to No. 32 Rectory Lane and the western boundary is shared with properties in Glebe Road. Immediately to the north there is a small cemetery, beyond this lies the Methodist Church. The site is accessed via the Methodist Church access and parking area which is to the front of the Church and approximately 22m deep.

It is proposed to construct two detached three bedroom dwellings each with a detached garage and parking area. The dwellings would be accessed via the Methodist Church parking area and the existing access into the site. Included within the access area is a turning area and four visitor parking bays. Both dwellings are designed with the same appearance being a one and a half storey 'L' shaped dwelling with a dormer window to the rear elevation and velux windows on the front. The roofline is a mixture of pitched, hip and gable.

The proposed dwellings would have three bedrooms, the master bedroom being located in the roofspace along with a dressing room and en suite. On the ground floor there would be a living/kitchen area, utility room, dining room, study, bathroom and two bedrooms.

Plot 1 would be sited at approximately 4m from the eastern boundary and 7.5m from the southern boundary at the closest point. Plot 2 is between approximately 1.5m and 3m from the western boundary and around 8m from the southern boundary. There is to be a gap of around 1.5m between the dwellings. The principle of development on the site is considered to be acceptable given that outline planning consent for two dwellings was granted in April 2000 under reference number 24/2000/0214. There has been no introduction of any policy that would restrict this type of development since the outline consent.

Earlier in 2011 an application for the erection of two detached four bedrooms dwellings was refused on 8 July (CB/10/04379/Full) for the following reasons.

1. The proposed detached dwellings, by reason of their design, scale and siting would result in a cramped form of development to the detriment of the character

and appearance of the area and the amenities of the adjacent occupiers. The proposal is therefore contrary to Policies CS14 and DM3 of the Core Strategy and Development Management Policies Document Adopted 2009.

2. The application contains insufficient information on the form of a complete legal agreement requiring contributions to local infrastructure; as such the proposal is contrary to Policy CS2 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and the Central Bedfordshire Council's Adopted Supplementary Planning Guidance: Planning Obligations Strategy (2008)

This application seeks to address those refusal reasons. The proposed dwellings have been reduced in size to three bedroom dwellings. The overall footprint has decreased by approximately 20% resulting in a ground floor area of 127.81 sq m. The refused application proposed a footprint of around 160 sq m. The layout of the proposed dwellings has been altered so that the longest part of each dwelling would be centrally located within the site, away from the neighbouring properties. The height of the proposed dwellings has been lowered by approximately 500mm reducing the overall bulk of the proposal.

The revised layout of the dwellings centres the bulk of the built form within the site, away from the site boundaries, and together with the reduction in size, the proposal is considered to sit comfortably within the site. Therefore the proposal would not adversely affect the character and appearance of the area and is therefore in accordance with Policies CS14 and DM3 of the Core Strategy and Development Management Policies Document.

3. The impact on neighbouring amenity

The proposed dwellings are located to the rear of properties in Rectory Lane and in Glebe Road.

Loss of privacy

The dwellings are designed in such a way that there would be minimal overlooking to neighbouring properties. The windows in the roof space are to be velux windows on the front elevations which would overlooking the Methodist Church and the burial ground. To the rear, a dormer window is proposed that would overlook the rear garden of the adjacent property in Rectory Road, however these windows would be set away from the boundary by approximately 12m. At single storey level all windows would be screened by new boundary treatment.

Properties in Glebe Road face onto the side elevation of Plot 2 where no side facing windows are proposed. The proposed rear dormer window of Plot 2 may overlook the rear of No. 6 Glebe Road however there is approximately 20m window to window distance between the properties.

Given the location of the windows and the distance from neighbouring properties it is considered that there would be no adverse overlooking.

Loss of light

The central section of the roof is the highest part of the proposed dwellings at 5.5m. Given this low height and the distance from the neighbouring properties it is considered that no adverse loss of light would occur.

Outlook

The proposed dwellings would have a total height of 5.5m on the centre ridge with a low hipped roof at the sides. The adjacent properties are mostly bungalows in Rectory Lane except for Westerley House which is an extended two storey dwelling. To the rear in Glebe Road, the dwellings are bungalows with roof extensions comprising dormers and velux windows and the Methodist Church is a tall pitched roof building.

Given that the roof of the proposed dwellings is hipped away from the neighbouring properties and the bulk of the building is now located centrally with the site it is considered that the outlook from the neighbouring properties would not be so severe as to warrant a refusal on the grounds of overbearing impact.

A bin/cycle store for Plot 1 is proposed along the boundary with No. 30a Rectory Lane. The store has a hipped roof to a height of 3.3m and a depth of 3.9m along the boundary. Given the modest height of the store the building would not have an adverse impact upon the amenities of No. 30a.

Overall it is considered that the proposal would not adversely affect the amenities of the adjacent occupiers.

4. Highway considerations

The proposal includes space for at least 2 parking bays for each property within the curtilage. A turning space and a further four parking bays are proposed within the access area to the front of the Church. Cycle parking is to be provided with the Bin/Cycle storage buildings to the side of each dwelling.

It is considered that an adequate parking level for a three bedroom dwelling is provided in accordance with Supplementary Planning Guidance: Design Supplement 7: Movement, Streets and Places (2010).

5. Developer Contributions

Policy CS2 of the Core Strategy and Development Management Policies Document requires that developer contributions will be required from all new development as set out in the Planning Obligation Strategy. This requires that a Unilateral Undertaking is submitted with the application in order to secure the contributions.

A Unilateral Undertaking has been submitted therefore the proposal accords with Policy CS2.

6. Any other implications

Given the location of the site it is considered to be an archaeologically sensitive area therefore the development will have an impact on any archaeological remains. Under PPS5 a planning application for a development that is likely to have an impact on a heritage asset must be accompanied by a report which will assess the impact of the development.

An archaeological evaluation has been submitted and no objections have been raised by the Council's Archaeologist.

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 the commencement of the development hereby approved 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 and roof. The development shall be carried out in accordance with the approved scheme.**

Reason: To protect the visual amenities of the building and of the area generally.

- 3 **Prior to the development hereby approved commencing on site details of the final ground and slab levels of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas.

- 4 **Prior to the commencement of the development hereby approved full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-**

- **proposed boundary treatment;**
- **materials to be used for any hard surfacing;**
- **planting plans, including schedule of size, species, positions, density and times of planting;**

- **cultivation details including operations required to establish new planting.**

The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.

- 5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the site and the area generally.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 10045-10 rev A, 10045-11, 10045-13, 10045-30, 10045-31, 10045-40, 10045-50, 10045-60, 10045-61, 10045-62, 10045-70, 10045-71, 10045-72 .

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed three bedroom dwellings would not have an adverse impact on the character and appearance of the area or on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its site, design and location, the proposal is in conformity with Policies CS1, CS2, CS14, DM3, CS15, DM13 and DM4 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 1 (2005), Planning Policy Statement 3 (2006), Planning Policy Statement 5 (2009), Regional policies in the East of England Plan (May 2008) and the Milton Keynes and South Midlands Sub-Regional Strategy (March 2005). It is further in conformity with the Supplementary Planning Guidance: Design in Central Bedfordshire: A Guide for Development (2010).

DECISION

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