

Item No. 11**SCHEDULE B**

APPLICATION NUMBER	CB/11/04140/FULL
LOCATION	Land adj. to 30 Ivel Road, Sandy, SG19 1BA
PROPOSAL	Demolition of existing garage and erection of detached house with associated works.
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllrs Aldis, Maudlin & Sheppard
CASE OFFICER	Clare Golden
DATE REGISTERED	07 December 2011
EXPIRY DATE	01 February 2012
APPLICANT	Mr & Mrs Gilpin
AGENT	Arnold Gilpin Associates Ltd.
REASON FOR COMMITTEE TO DETERMINE	Councillor Aldis has called this application to Committee on the grounds of over development and impact on the streetscene
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The application site lies to the south of the High Street in Sandy, on Ivel Road. The site presently comprises of land adjacent to No. 30 Ivel Road and comprises of a single storey, detached garage, and access. The site forms a corner plot to the south of a bend in the road. It is bound to the west by a parcel of land with trees and scrub on it, which lies adjacent to a bridle way and footbridge over the River Ivel which bounds the site to the south.

The site is surrounded by residential properties to the north and east, with open fields to the south of the River Ivel, and the playing fields of Sandy Place Academy to the north west.

The site is located within the settlement envelope and within the Sandy Conservation Area. The site is located outside of the Flood Zone.

The Application:

This application seeks permission to erect a three bedroom detached dwelling.

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

PPS1: Delivering Sustainable Development
PPS3: Housing
PPS5: Planning for the Historic Environment
PPS9 : Biodiversity
PPS25: Development and Flood Risk

Core Strategy/Development Management Policies that supersede the Saved Local Plan Policies

CS1: Location of New Residential Development
CS2: Developer Contributions
CS4: Accessibility and transport
CS5: Location of New Residential Development
DM3: Protection of Amenity
CS15/DM13: Heritage
CS18 & DM15: Biodiversity

Supplementary Planning Guidance

Design in Central Bedfordshire: A Guide for Development, Adopted January 2010
Design Supplement 1: New Residential Development
Design Supplement 5: The Historic Environment
Design Supplement 7: Movement, Streets and Places

Planning History

CB/11/04141/CA Conservation Area Consent: Demolition of existing garage and erection of detached house with associated works.
Pending consideration - recommended for approval.

Representations: (Parish & Neighbours)

Sandy Town Council **Object** to the application on the following grounds:

- Inappropriate development
- Impact on the streetscene
- Overdevelopment of the site
- Loss of parking

Adjacent Neighbours No comments received.

Consultations/Publicity responses

Site notice posted on 14.12.11 No comments received.

Advertised on 16.12.11 No comments received.

Archaeology No objections.

Conservation and Design No objections subject to conditions requesting further details of the proposed materials.

Highways No objections subject to conditions relating to surfacing and visibility.

Rights of Way Officer No comments received.

Environment Agency No objections.

Internal Drainage Board No comments received.

Ecology Requested a Biodiversity survey to be submitted prior to the application being determined.

Tree and Landscape No objections subject to a scheme for replacement tree

Officer

planting.

Determining Issues

The main considerations of the application are;

- 1. Principle of the development**
- 2. Impact on the character and appearance of the surrounding area**
- 3. Impact on residential amenity of neighbouring properties**
- 4. Any other matters relevant to the application**

Considerations

1. Principle of the development

The site lies within the settlement envelope for Sandy wherein the principle of residential development is generally acceptable subject to certain detailed considerations. Sandy is classified as a Major Service Centre in the Core Strategy and Development Management Policies Development Plan Document (DPD) where policies CS1, CS5 and DM4 are applicable.

There are no objections to the principle of infill development within Sandy as proposed in this application as long as various other criteria are satisfied, in particular the size of the site needs to be adequate, there must be sufficient on site parking, the design of the proposed house must be in keeping with its surroundings and there must not be an unduly adverse impact on the amenities of neighbours.

2. Impact on the character and appearance of the conservation area and surrounding area

The application site is wholly located within the Sandy Conservation Area where new development must preserve or enhance the character and appearance of the area, in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, PPS5: Planning for the Historic Environment and in accordance with Policies CS15 and DM13 of the Adopted Core Strategy.

Ivel Road is characterised by small-scale development such as small cottages with low ridge heights and brick outbuildings behind. Towards the south of Ivel Road, 20th Century infill development begins to visually dominate the area, although the west side of the road retains a more spacious, and traditional character.

The location of the application site is considered to be sensitive in relation to the character of the area and surrounding landscape, where it forms part of the rural/urban edge with the water meadows and river within its setting. A dwelling in this location therefore will be visually prominent and must be respectful in terms of scale, design and detailing, to the character and appearance of this part of the conservation area.

Scale, Siting and Design:

The proposed dwelling has been designed so that whilst it has a contemporary

appearance, it incorporates traditional features such as a brick plinth, simple window proportions and painted render, characteristic of the surrounding area. The scale of the building is relatively modest in relation to the surrounding development and the simple detailing is considered to complement the character and appearance of the surrounding development.

In terms of its siting within the plot, the dwelling would form a vista to this part of Ivel Road, but would still maintain views of the open fields to the south. The dwelling would be set back from the front boundary in line with the front of No. 30 Ivel Road to the east. The dwelling would be sited close to both side boundaries of the plot which gradually widens to the south.

The proposed dwelling would be located close to the east side boundary with no. 30, although a distance of 1.5metres which gradually widens to the south would be retained and the new dwelling would be located just under 4metres away from the closest part of No. 30's building. In terms of the character of the surrounding development in relation to plot sizes and distances from boundaries, this degree of separation is considered to be acceptable to ensure that the proposal would not result in an overdevelopment of plot. The new dwelling would also be set forward of the main bulk of No. 30, helping to provide a visual break in the relationship between the two dwellings when viewed together. For these reasons, the proposed siting of the dwelling is considered to preserve the character and appearance of the conservation area and general streetscene.

Landscaping:

The site contains a number of trees amongst the general scrub on the plot. The proposal would involve the loss of the majority of these trees, although the Council's Tree and Landscape Officer has confirmed that they are not particularly high grade trees and there is no objection to the proposed removal. It is noted however, that they do provide visual amenity in this area and form a prominent feature within this corner. The proposal seeks to retain the most important tree, a Maple tree to the front of the site and proposes a number of additional high grade trees to front and rear of the dwelling. The proposed replanting landscaping scheme is considered to be sensitive to the context of the existing and surrounding development and would preserve the character and appearance of the conservation area, and general streetscene.

Subject to details of the materials to be used for the new development, the proposal is considered to be acceptable to preserve the character and appearance of the conservation area and general streetscene in accordance with Policies CS15, DM3 and DM13 of the Adopted Core Strategy and guidance in 'Design in Central Bedfordshire', in particular, 'New Residential Development' and 'The Historic Environment' in the Council's Adopted Design Guide.

3. Impact on residential amenity of neighbouring properties

The neighbouring property considered to be potentially most affected by the proposal is No. 30 Ivel Road, the neighbouring property to the east, also within the applicant's ownership.

The other neighbouring properties, in particular, No.s 28 and 29 Ivel Road, are

considered to be so adequately removed from the proposal for it not to cause harm to the occupiers of these properties in terms of loss of light, privacy, outlook or by appearing overbearing.

Overbearing Impact and outlook:

There would be a distance of 4metres between No. 30 Ivel Road and the proposed dwelling, and this would be at the narrowest point to the front, adjacent to the single storey element of No. 30. A 2metre walkway runs adjacent to the west side elevation of No. 30 and lies within the boundary of this property. The new dwelling would be sited a further 1.5metres (at the narrowest point) away from the side boundary with this walkway, providing a degree of separation of 4metres at the narrowest point and 7metres at the widest point. The only first floor windows on this side elevation would be sited at least 6metres away from the closest part of the new dwelling. This is considered to be a sufficient degree of separation between both dwellings to ensure that the new dwelling would not appear overbearing or cause significant harm to the outlook afforded to No. 30.

Loss of privacy:

No. 30 has two first floor windows on the west facing side elevation. The proposed dwelling would not contain any windows on this elevation however, and further provides a 4.5metre parapet wall to screen the balcony proposed to the rear. The design of the dwelling would therefore prevent any potential overlooking of this property or loss of privacy afforded to the occupiers of No. 30, and the future occupiers of the proposed dwelling.

Loss of light:

The proposed dwelling and No. 30 have south facing rear elevations, and there is a good degree of separation between them. By reason of this distance, and orientation of the buildings, the proposal would not result in a loss of light to the occupiers of No. 30.

Outdoor Amenity Space:

The proposed dwelling would have an irregular shaped rear garden area which would be 9metres at the deepest point and 5.5metres at the narrowest. Overall, the rear garden would have a width of 17metres and the total amount of amenity space would exceed 100m² in accordance with the Council's standards in the Adopted Design Guide. This level of outdoor amenity space is considered to be acceptable to ensure that there is sufficient useable space around the dwelling for future occupiers.

The proposal would therefore preserve the residential amenities of occupiers of neighbouring properties and future occupiers of the dwelling, in terms of loss of privacy, loss of outlook, causing an overbearing impact or loss of light, in compliance with Policy DM3 of the Development Management Policies of the Core Strategy, and guidance in 'Design in Central Bedfordshire', in particular, 'New Residential Development' and 'Town Centre and Infill Development' in the Council's Adopted Design Guide.

4. Any other matters relevant to the application

Highway Safety:

The proposed dwelling would have three bedrooms and thus require a minimum of two on-site parking spaces, in accordance with the Council's Adopted Design Guidance. Three on-site parking spaces are proposed to the front of the dwelling and thus this accords with the Council's parking standards.

The site will be served by the existing access which will require modification and improvement and the Council's Highways Officer is satisfied that this can be achieved by means of a condition.

Subject to conditions relating to reconstruction/resurfacing of the proposed vehicular access, visibility at the access, surfacing and the location of construction worker's parking, the proposal will not have a material impact on the safe operation of the highway.

Ecology:

The application site contains a number of trees which could have the potential to provide roosting opportunities for bats, particularly as the site is located on the river corridor of the River Ivel. The site also borders the River Ivel County Wildlife site. The Council's Ecologist has therefore requested that a Biodiversity survey be carried out to ensure that the proposals do not impact on a protected species, with the results submitted prior to determining the application. The applicant's are undertaking this survey, but at the time of writing the report, the results have not yet been submitted. The result of this survey will be reported on the Committee Late Sheet. Provided that the results of the survey satisfactorily show that there would be no harm caused to biodiversity as a result of the proposal, the proposal will be acceptable in terms of the aims of Policies CS18 & DM15: Biodiversity, of the Adopted Core Strategy, Development Management Policies.

Planning Obligations Strategy:

The proposal creates one three bedroom dwelling which falls within the criteria of the Planning Obligation Strategy, and therefore, contributions for Local Infrastructure are required and take place in the form of a Unilateral Undertaking submitted by the applicant.

The Planning Obligation Strategy is an adopted Supplementary Planning Document and is therefore a material consideration in the determination of the planning applications. A Unilateral Undertaking has been submitted and accepted and therefore, is in accordance with the Supplementary Planning Document: Planning Obligation Strategy (2008).

There are no further issues.

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 development, details and samples of materials to be used for the external finishes of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.**

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 buildings and the character and appearance of the conservation area, in accordance with Policies DM3, CS15 and DM13 of the Adopted Core Strategy, Development Management Policies, 2009, and PPS5.

- 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 **Development shall not begin until details of a scheme showing the reconstruction/resurfacing of the proposed vehicular access at its junction with the highway have been approved by the Local Planning Authority and the dwelling shall not be occupied until the access has been constructed in accordance with the approved details. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises.

- 5 Before the access is brought into use an area of land across the whole of the site frontage measuring at least 2.4m from and parallel to the nearside edge of the adjacent road carriageway shall be provided and thereafter be kept free of all obstruction to visibility.

Reason :To provide adequate visibility between the existing highway and the

proposed access and to make the access safe and convenient for the traffic that is likely to use it.

- 6 Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

- 7 **Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.**

Reason: To ensure adequate off street parking during construction in the interests of road safety.

- 8 Notwithstanding any provision of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking or re-enacting that Order with or without modification) no works shall be commenced for extensions or alterations, including new windows, and structures within the residential curtilage of the approved new dwelling until detailed plans and elevations which form a valid planning application have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of occupiers of neighbouring properties.

- 9 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: A003AD(0)05; A003AD(0)06; A003AD(0)04; A003AD(0)03; A003AD(0)9; A003AD(0)08; A003AD(0)07; A003AD(0)01; A003AD(0)02;.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed dwelling would not have a negative impact on the character or appearance of the conservation area or an adverse impact on the residential amenity of neighbouring properties. The proposal is acceptable in terms of highway safety, and biodiversity and therefore, by reason of its site, design and location, is in conformity with Policies CS1, CS2, CS4, CS5, DM3, CS15, DM13, CS18 and DM15 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 1, Planning Policy Statement 3, Planning Policy Statement 5, Planning Policy Statement 9, and Planning Policy Statement 25. It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010.

Notes to Applicant

1. Please note the following advisory comments from the Environment Agency:
 - The proposal is situated over a Principal aquifer.
 - Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.
 - Where soakaways are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. Soakaways must not be located in contaminated areas. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.

DECISION

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