

Item No. 10**SCHEDULE B**

APPLICATION NUMBER	CB/12/00570/FULL
LOCATION	1 Brook End, Hatch, Sandy, SG19 1PP
PROPOSAL	Erection of detached outbuilding to include garage, games room and conservatory. Previously approved under 07/01253/Full dated 31/08/07.
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllrs Aldis, Maudlin & Sheppard
CASE OFFICER	Nicola Stevens
DATE REGISTERED	15 February 2012
EXPIRY DATE	11 April 2012
APPLICANT	Mr Tony Swift
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Inappropriate size of development in the open countryside.
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The application site is located within the hamlet of Brook End on a large corner site at the junction of the lane to Beeston Village and the Upper Caldecote/Sandy Road.

No. 1 Brook End is an extended detached two storey dwelling. No 1A Brook End is a small detached bungalow which has a detached double garage to the side/rear which is positioned adjacent to No 1. The curtilage is undivided between these two dwellings and the buildings lie in large grounds. The area is rural in nature and falls outside any settlement envelope.

A boundary treatment comprising of a high timber fence and brick walling surrounds the site and access can only be gained to both properties via the electronic gates. Conifer trees have been planted on the roadside. There is also established landscaping on the eastern and southern boundaries.

The Application:

The application seeks permission for the erection of a detached outbuilding to include garage, games room and sunroom.

Planning Permission was granted in 1997 for the erection of a detached outbuilding to include double garage, games room and conservatory and in 1993 for the construction of a garden store, snooker/games room and sun lounge, both of which was of a similar size and design.

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS1	Delivering Sustainable Development
PPS3	Housing
PPS7	Sustainable Development in rural area

Core Strategy and Development Management Policies Adopted November 2009

CS14	High Quality Development
DM3	High Quality Development
DM4	Development Within and Beyond Settlement Envelopes

Regional Spatial Strategy

East of England Plan (May 2008)

ENV7 Quality in the Built Environment

Supplementary Planning Guidance

Design Guide for Central Bedfordshire & DS4 Residential Alterations and Extensions Adopted Jan 2010

Planning History

11/4194	Full: Erection of side/rear extension. Approved 19.1.12
11/1405	Full: Erection of first storey to existing one story dwelling, extension to join existing garage to new dwelling and conversion of garage into residential accommodation. Refused 5.7.01
10/03056	Lawful Development Certificate: Erection of a single dwellinghouse - approved
09/05865	Full: First floor extension over existing dwelling and garage, two storey rear and side extension and conversion of double garage - refused
08/00612	Full: Retention of existing wooden post and wire mesh boundary fence (retrospective) - approved
07/01969	Full: Retention of existing timber boundary fence, part brick wall and timber entrance gates - approved
07/01253	Full: Erection of detached outbuilding to include double garage, games room and conservatory - approved
93/00700	Full: Erection of garden store, snooker/games room & sun lounge – approved
93/00215	Reserved Matters: Erection of building to house two squash courts for personal and private use – refused - appeal allowed
92/00349	Reserved Matters: Erection of building to house two squash courts for personal and private use – refused - appeal dismissed
91/00009	Outline: Building to house two squash courts for personal and private use – approved
89/00530	Outline: erection of dwelling – refused
87/01756	OUT: One detached dwelling, garage and new vehicular access - refused

87/01621	Full: Erection of single storey extension and detached garage - approved
88/01337	Full: Change of use from agricultural land to domestic garden – approved
86/00913	Full: Change of use agricultural holding to caravan storage area - approved

**Representations:
(Parish & Neighbours)**

Northill Parish Council	No comments received
Sandy Town Council	Object, it represents overdevelopment in open countryside and would spoil a pleasant area.

Neighbours/Site Notice No comments received

Consultations/Publicity responses

IDB No comments received

Determining Issues

The main considerations of the application are;

1. Principle of development
2. Visual impact
3. Residential amenity
4. Other issues

Considerations

1. Principle of development

It is noted the relevant planning policies used in considering the previous proposal, have changed following the adoption of the Central Bedfordshire Core Strategy and Development Management Policies (November 2009). The new planning policies are designed to assess this renewed proposal in the same way as the previous planning policies in the former Mid-Bedfordshire Local Plan (2005). The submitted proposal therefore, will be assessed in accordance with Policies CS14; DM3 and DM4 of the Central Bedfordshire Development Management Policies (2009).

Policy CS14 requires development to be of the highest quality by respecting the local context, the varied character and local distinctiveness of the district.

Policy DM3 requires all proposals to be appropriate in scale and in design to their setting; making positive contribution to creating a sense of place and respecting local distinctiveness; respecting the amenity of surrounding properties through design, use of materials, efficient use of land and provision of adequate areas for parking and servicing.

Policy DM4 concerns development within Settlement Envelopes. Outside settlements, where the countryside needs to be protected from inappropriate

development, only particular types of new development will be permitted in accordance with PPS7. Paragraph 1 (vi) of PPS7 states that all development in rural areas should be well designed and inclusive, in keeping and scale with its location and sensitive to the character of the countryside and local distinctiveness.

The application site lies outside the settlement envelope of Sandy as defined in the Core Strategy and is located in open countryside. There is a policy constraint at both national and local planning policy for new residential development in the open countryside. However, this application seeks the erection of an ancillary outbuilding within the grounds of the existing residential property which may be acceptable in principle provided that other planning policies are met which will be discussed below.

The proposal is for the erection of a detached outbuilding to include garage, games room and sunroom, sited to the east of the existing main house (approx 23m away), and would front onto the road access.

There have been a number of applications seeking new development on this part of the site. In 1991 outline consent was granted for two squash courts. In 1993 a reserved matters appeal for the squash courts was refused and another appeal allowed. In 1993 permission was granted for a garden store, snooker/games room and sun lounge which was followed by the 2007 consent. Although those permissions have now lapsed it should be noted that an ancillary outbuilding on this part of the site has previously been granted and was considered acceptable in principle.

In view of the above, and taking into account the change in local plan policy, it is considered the proposed ancillary residential development is acceptable in principle.

2. Visual impact

The building is to be sited within the application site in a similar position of the schemes approved in 1993 and 2007 although each scheme is incrementally slightly larger.

The proposed building would still be of a single storey nature but would be slightly larger than the previously approved 2007 scheme. In comparison it would now measure approx 20.2m in width (2007 scheme was 18m), maximum of 7.5 metres in depth (same as the 2007 scheme), with a maximum height of 5 metres stepped down to 4.7m (maximum height on 2007 scheme was 4.7 metres to the ridgeline).

The 2007 scheme incorporated a double garage, games room and conservatory with the ridgeline stepped down slightly in three places. This current scheme retains the double garage and games room but now incorporates another garage and a sunroom, its ridgeline being stepped down once.

Therefore this revised scheme would be slightly larger in height, scale and massing and there has been a change in the design. However, the proposed increase in height is considered fairly minimal. Whilst the floorspace would be slightly bigger (as the building will be approx 2m longer) an extra garage space would still be an ancillary use and a sun room is considered comparable in use to a conservatory. Nor is it considered that overall this scheme is substantially different in design to the 2007 scheme.

The building would have a greater footprint than the existing house, but as it is single storey it would remain subordinate in appearance to the main dwelling. It will result in a substantial structure some distance from house, however, although the building is of some size and form, it will be set within an extensive plot and therefore over development is not considered an issue. Although it is slightly larger than the previously lapsed 2007 scheme it is still single storey and the design is considered acceptable. As noted previously in the 2007 approval, generally, it would be preferable to prevent the spread of buildings into the open countryside; however, this building is single storey and would have screening from the public realm by means of hedging, fencing and the host dwelling.

Overall, it is considered that the proposal would not adversely affect the character and appearance of the area.

3. Residential amenity

The nearest residential property from the proposed building is 1A Brook End which is a separate dwelling (Approved under CB/10/03056/LDEG) also within the curtilage of the application site. It would not be unduly harmed in terms of light, privacy or overbearing impact due to the distances involved. It should be noted that consent for an extension to that property was granted earlier this year, which if erected, would remove the existing garaged accommodation on the site. It would have a number of windows on serving main habitable rooms facing the proposed outbuilding the subject of this application. At the nearest point the buildings would be approx 17m away. However, as the proposal is for a single storey outbuilding and taking into account its position in relation to the extension not yet implemented it is not considered that any undue loss of light, overbearing impact or privacy will occur. The curtilage to No 1 and 1A is currently undivided, it is not considered necessary to condition the need for extra boundary treatment to separate the dwellings as they are in same ownership. It is also noted that the enlarged gravel area includes a small area of the land previously shown in the recent application for the extension to No 1A however as the curtilages are currently undivided there would be no undue harm caused.

Other dwellings within the hamlet are some 50 metres away and would be screened by the host dwelling and existing single storey bungalow. Due to the location of the proposal within the application site, it is considered that it would not adversely impact the residential amenity of any surrounding neighbouring properties.

4. Other issues

Since the previous approval the Council has adopted the Planning Obligations Strategy requiring financial contributions for new dwellings. Although a new dwelling has been created on this site this was granted by a certificate of lawful development existing. As this proposal is for ancillary accommodation a unilateral for financial contributions does not apply here. This proposal is for a large ancillary outbuilding sited some distance from the main dwelling and in some cases a unilateral can be attached instead of a condition to ensure it remains ancillary but none has been submitted with this application. However, given that no living accommodation such as bedrooms/kitchen is shown on the plans submitted with the application and ancillary conditions have been accepted previously for an outbuilding in this location; as in the previous 2007 application it is considered sufficient that the use of the building can be tied to ancillary accommodation for the main house by means of a condition.

The access to the site would remain unaffected. Sufficient on site parking and private amenity land would remain for both dwellings. As the existing driveway would need to be enlarged a surfacing condition could be attached.

It is considered the description of development will need to be amended to include sunroom instead of conservatory, confirmation of this is being sought from the applicant.

Recommendation

That Planning Permission be Approved 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 building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 1 Brook End, Hatch, Beds and it shall not be occupied as a separate independent dwelling.

Reason: The ancillary accommodation created by the development is not suitable, because of the circumstances of the site, to be used as a separate, independent residential unit, and in order to comply with the Council's Planning Obligation Strategy.

- 4 Before the building is 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.

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [CBC/001, CBC/002, R.S.1.P001].

Reason: For the avoidance of doubt.

Reasons for Granting

The proposal would not have a negative impact on the 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 CS14, DM3 and DM4 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 1 (Delivering Sustainable Development) and Planning Policy Statement 3 (Housing), PPS7 (Sustainable Development in rural area). It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, Adopted 2010.

Notes to Applicant

1. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.

DECISION

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