

## **Item No. 18**

<b>APPLICATION NUMBER</b>	<b>CB/12/00624/FULL</b>
<b>LOCATION</b>	<b>Fairfield, Hillside Road, Leighton Buzzard, LU7 3BU</b>
<b>PROPOSAL</b>	<b>Proposed extension to form new ground floor accomodation, new first floor bathroom and bedroom.</b>
<b>PARISH</b>	<b>Leighton-Linslade</b>
<b>WARD</b>	<b>Leighton Buzzard North</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Johnstone, Shadbolt &amp; Spurr</b>
<b>CASE OFFICER</b>	<b>Nicola McPhee</b>
<b>DATE REGISTERED</b>	<b>23 February 2012</b>
<b>EXPIRY DATE</b>	<b>19 April 2012</b>
<b>APPLICANT</b>	<b>Mr &amp; Mrs Whittemore</b>
<b>AGENT</b>	<b>G Beamish Architect</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called in by Councillor R Johnstone</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### **Site Location:**

The application site comprises a two storey, semi-detached dwelling situated on the southern side of Hillside Road in Leighton Buzzard.

The character of the area comprises large detached dwellings set upon large plots.

### **The Application:**

Permission is sought for a two storey side and rear extension to the western elevation. The additional would measure 3m in width along the front elevation, 7.5m in length along the side elevation and 5.5m across the rear elevation.

The two storey extension would provide a bathroom to the front of the house and an additional bedroom to the rear. The ground floor would accommodate a WC to the front and a kitchen/breakfast room to the rear.

There would also be a single storey, flat roofed extension to provide a garden room along the eastern boundary, this addition would be 3.5m in width by 2.5m in depth.

The two storey extension would be set back from the front elevation by approximately 1.2m and set down from the roof ridge by approximately 1m.

### **RELEVANT POLICIES:**

National Planning Policy Framework (March 2012)

**Regional Spatial Strategy**

## **East of England Plan (May 2008)**

ENV7 Quality in the Built Environment

## **South Bedfordshire Local Plan Review Policies**

BE8 Design Considerations  
H8 Extensions to Dwellings

(In accordance with 'Annexe 1: Implementation,' paragraph 215, of the National Planning Policy Framework, the above policies are considered to be broadly consistent with the NPPF and have therefore been given significant weight in the determination of this application.

## **Supplementary Planning Guidance**

Central Bedfordshire Design Guide

## **Planning History**

None

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

Parish/Town Council (29/03/12)	No objection
Neighbours	Medway, Hillside Road (15/03/12) - inaccurate plans - overdevelopment - out of keeping with character due to lack of separation - loss of privacy and light - level differences leading to lack of privacy - loss of off-street parking - impact upon current sewer

## **Consultations/Publicity responses**

Tree & Landscape Officer (13/03/12) No objection  
Archaeology (27/03/12) No objection

## **Determining Issues**

The main considerations of the application are;

1. Design
2. Impact Upon Neighbouring Dwellings
3. Highways

## **Considerations**

## **1. Design**

The house is of traditional construction and is considered to be locally distinctive.

Policy H8 of the Local Plan states that extensions to dwellings will be permitted if the extension is well related to the existing building, the siting, size and design of the extension does not result in any significant overshadowing or loss of daylight, sunlight, privacy or visual amenity and the design takes full account of the character of the site and its surroundings.

The extensions would be subservient to the main dwellinghouse and although large, the original house is not considered to be dominated by the bulk or volume of the extension. The plot size is narrower than others in the Hillside Road, however, there would still be sufficient separation between the dwellings to maintain the prevailing character of the street scene.

Due to the sympathetic materials proposed, the proposed extensions would be reflective of the existing dwelling and prevailing character of the local area and as such would be in accordance with Design Supplement 4 of the Central Bedfordshire Design Guide.

## **2. Impact Upon Neighbouring Dwellings**

Representations have been received from the neighbouring occupier of 'Medway' regarding several issues.

The originally submitted block plan did not show Medway in relation to the proposed development, this plan was revised and is now considered to be in line with the Local Validation requirements.

The objection states that the development would be unacceptably visually intrusive, leading to loss of privacy and daylight. Although the built form of Fairfield would be brought closer to Medway, the proposed first floor bedroom window would face directly toward the garden of the application dwelling and as such, loss of privacy would be minimal and it is considered that there would be no undue loss of privacy. It could be argued that the proposed bedroom windows would be further forward from the patio area at Medway and such, views to the patio area would be lessened compared with the current situation.

The proposed extension would be orientated due east and would not project beyond the rear elevation of the neighbouring dwelling, therefore it is considered that any loss of light or overshadowing would be minimal to the rooms on the eastern elevation of Medway.

The proposed window on the first floor side elevation of the extension is detailed on the plans to be obscurely glazed, this has also been secured by condition.

## **3. Highways**

The extension would result in the loss of some driveway space for the application dwelling, a condition will be imposed in order to maintain the required off-street parking spaces for the resultant dwelling size in accordance with the design guide.

## **Recommendation**

That Planning Permission be GRANTED subject to the following:

- 1 The development shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **Before the development is first occupied, three off-street parking spaces shall be provided and constructed. The spaces shall be kept available for purpose thereafter.**

**Reason: To minimise the potential for on-street parking and thereby safeguard the interest of the safety and convenience of road users.**

- 3 The window serving the first floor hallway shown on Drawing No. AD03 shall be permanently glazed with obscured glass.

Reason: To protect the privacy of the occupiers of adjoining properties. (Policies BE8 & H8, S.B.L.P.R).

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AD01, AD02C, AD03 & AD04.

Reason: For the avoidance of doubt.

### **Reasons for Granting**

The proposal would not have a detrimental 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 Policy ENV7 in the East of England Plan (May 2008), Policies BE8 and H8 of the South Bedfordshire Local Plan Review 2004 and the National Planning Policy Framework. It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010.

### **Notes to Applicant**

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR) and National Planning Policy Framework (2012).
2. This permission relates only to that required under the Town & Country

Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

**DECISION**

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