

Item No. 12

APPLICATION NUMBER	CB/12/01160/FULL
LOCATION	Hambleton, Dunstable Road, Studham, Dunstable, LU6 2QJ
PROPOSAL	Erection of two storey side extension, porch extension and first floor side gable extension.
PARISH	Studham
WARD	Caddington
WARD COUNCILLORS	Cllrs Mrs Gammons & Stay
CASE OFFICER	Nicola McPhee
DATE REGISTERED	23 March 2012
EXPIRY DATE	18 May 2012
APPLICANT	Mr & Mrs Hadland
AGENT	A. P Whiteley Consultants Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Richard Stay, stating that he is of the view that there are very special circumstances pertaining to this application and that the planning authority have inappropriately interpreted the guidelines for extensions.
RECOMMENDED DECISION	Full Application - Refused

Site Location:

The property is a much altered detached dwelling located to the west of Dunstable Road. The site is flanked to the north by 'The Glen', to the west (rear) by 'Hill Top' and to the south by open fields.

The Application:

Planning permission is sought for the erection of a two-storey side extension with the first floor accommodation being located in the roofspace with a rear (south) facing dormer window. The extension would have a footprint measuring 5.0 metres wide by 6.5 metres deep with a pitched roof.

Also proposed is the addition of a side gable to provide additional roofspace to accommodate a first floor bathroom.

RELEVANT POLICIES:

National Planning Policy Framework 2012 (NPPF)

Regional Spatial Strategy East of England Plan (May 2008)

ENV7- Quality in the Built Environment

Bedfordshire Structure Plan 2011

None

South Bedfordshire Local Plan Review

BE8 Design Considerations
H8 Extensions to Dwellings

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

Supplementary Planning Guidance

Central Bedfordshire Design Guide 2010

Planning History

Under previous name of 'Deneley'

LRD/50/33 - Permission for erection of single storey rear extension.

SB/TP/83/0021 - Refusal for construction of cattery building. Appeal withdrawn.

SB/TP/84/0958 - Permission for erection of replacement detached garage.

SB/TP/85/0210 - Permission for refurbishment and extension to existing 2 bedroom bungalow to form 4 bedroom house.

SB/TP/97/0919 - Refusal for erection of two-storey side extension.

SB/TP/02/0168 - Permission for erection of conservatory to rear.

As 'Hambleton'

SB/TP/06/0823 - Permission for erection of first floor rear extension, rear balcony and installation of dormer window to side

SB/TP/09/05723 - Permission for the erection of two storey side extension, porch extension and first floor side gable extension.

CB/11/04148/FULL- Withdrawn application for the erection of a two storey side extension, porch extension and first floor side gable extension.

Representations: (Parish & Neighbours)

Studham Parish Council (18/4/12)

Following their deliberations, the committee offers the following observations:

The Councillors were grateful to have been kept informed of the very minor changes to the application but do not wish to add any further comments to those made previously:

(30/12/11)

Whilst the proposal shows a significant

increase in size of the property it was felt that technically it offers a nice design which sits on a large plot, is not overlooked or overlooking others therefore would not be likely to be offensive to anyone.

Neighbours

None received

Consultations/Publicity responses

Natural England No objection
(13/04/12)

Determining Issues

The main considerations of the application are;

1. Principle of Development
2. Design
3. Impact Upon Residential Amenity

Considerations

1. Principle of Development

The application site is washed over by the Green Belt, where both national and local planning policy make provision for extensions to dwellings where they would 'not result in disproportionate additions over and above the size of the original building'. (Paragraph 89 of NPPF.)

The dwelling on the site has previously been significantly altered and extended, particularly in the mid 1980's when it was enlarged from being a two-bedroom bungalow to a four bedroom dwelling. These works have resulted in the footprint of the dwelling being cumulatively increased by approximately 53% over and above that originally built, and the overall floorspace being some two-and-a-half times larger than the original dwelling.

An application for a two storey side extension was approved by Members in 2009. This application proposed to raise the ridge of an approved extension (SB/TP/06/0823) to match the existing dwelling and to omit the set back. This current application proposes the addition of a gable to the side of the bungalow to provide the roofspace to accommodate the first floor bathroom.

The 2009 approved extension would result in the footprint of built development being increased to 93% larger than that of the original dwelling with the overall floorspace being increased to almost three-and-a-half times that of the original dwelling.

The 2009 approved permission expires in September 2012 and could still be implemented. The addition of the front gable would represent a further 4.5 square metre increase. That increase, plus the extensions approved in 2009 is considered to represent a level of enlargement which cannot be considered as being either modest or proportionate, and therefore clearly represents

inappropriate development in Green Belt, that is by definition harmful to openness and contrary to the provisions of both the NPPF and Policy H13 of the Local Plan.

The applicant has submitted a Design and Access Statement in which he draws attention to recent planning decisions in relation to other properties in the locality. However it is a well established principle that each and every planning application is judged on its own merits having regard to the particular circumstances of the site. Accordingly, it is considered that the planning permissions referred to are not of particular relevance and do not constitute any reason to grant planning permission for development that is clearly contrary to long established planning policy.

2. Design

This design of the proposed gable is considered to detract from the modest proportions of the original house, changing the overall character from a one and a half storey dwelling to a two storey house.

The site is located within both the Chilterns Area of Outstanding Natural Beauty and a designated Area of Great Landscape Value but in terms of design and impact on visual amenity, the proposed works are acceptable.

3. Impact Upon Residential Amenity

The proposal has been designed such that the proposed works would not have any significant impact on the living conditions of the occupiers of adjacent dwellings.

Recommendation

That Planning Permission be REFUSED for the following reason:

- 1 The site lies within the South Bedfordshire Green Belt and the proposed extensions would, taken together with the previous extensions constructed and granted to this property, result in a dwelling extended to a cumulatively disproportionate degree having regard to the level of restraint appropriate within the Green Belt. The proposal therefore represents inappropriate development, harmful to the openness of the Green Belt, and contrary to the advice contained within the National Planning Policy Framework and Policy H13 of the South Bedfordshire Local Plan Review.

DECISION

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