

Item No. 16

APPLICATION NUMBER	CB/12/00756/FULL
LOCATION	35 Potton Road, Everton, Sandy, SG19 2LE
PROPOSAL	Two storey front, side and rear extension, porch to front, plus erection of detached garage to rear of rear garden
PARISH	Everton
WARD	Potton
WARD COUNCILLORS	Cllrs Mrs Gurney & Zerny
CASE OFFICER	Clare Golden
DATE REGISTERED	01 March 2012
EXPIRY DATE	26 April 2012
APPLICANT	Mr Barua
AGENT	JPT Design Consultants
REASON FOR COMMITTEE TO DETERMINE	Cllr Gurney has called the application to Committee on the grounds of adverse impact on the character and appearance of the area and neighbour amenity, including the adjacent School grounds
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The application site is located at 35 Potton Road in Everton, and comprises a two storey, semi-detached Victorian dwelling constructed of red brick with a tiled roof. The dwelling has been previously extended to the side with a single storey, flat roof, side extension accommodating a garage, and a two storey flat roof rear extension.

The site is bounded to the west by Everton Lower School and other residential properties to the east and south. Open fields lie to the north.

Two Lime trees are located on the western boundary with the School, although these are not protected by a Tree Preservation Order.

The site is located within the Everton Settlement Envelope.

The Application:

This application seeks permission for the erection of a two storey side and rear extension, and the erection of a detached garage within the rear garden.

RELEVANT POLICIES:

National Planning Policy Framework

7 - Requiring good design

Adopted Core Strategy and Development Management Policies, 2009

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

Supplementary Planning Guidance

Design in Central Bedfordshire - A Guide for Development, 2010
Design Supplement 4 - Residential Alterations and Extensions

Planning History

MB/77/01223/FA FULL: GARAGE/STORE EXTENSION. **Granted.**

Representations: (Parish & Neighbours)

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|------------------------|---|
| Everton Parish Council | <p>Object to the proposal on the following grounds:</p> <ul style="list-style-type: none">- Distance from the plot - access will create a nuisance and pollution to neighbours from noise and exhaust fumes- There are plans for the first floor of the garage which is at odds from the stated intention for use of the building as a garage. |
| Everton Lower School | <ul style="list-style-type: none">- Concerns regarding the purpose of the proposed outbuilding - it is a sizeable unit which will overlook the school's swimming pool- Impact on tree roots |
| Neighbours | <p>Impact on the amount of light afforded to the school</p> <p>Two letters of objection have been received from the occupiers of No. 37 and No. 39 Potton Road on the following grounds:</p> <ul style="list-style-type: none">- Garage is outside the building line- Garage is intrusive in this location- Dormer window in the garage will overlook neighbouring properties- Garage will require driveway to the length of the garden- Garage will significantly shade the school grounds, reducing the usable grassed area in an already compact play area- Amenity of quiet rural position will be adversely affected by vehicle operations required for the garage- The location is in the darkest part of the village and in present times, darkness is valuable and increasingly rare amenity, this will be adversely affected by lighting required for the garage- Single storey rear extension will cause significant loss of light into both the developed property and the adjoining property. It will remove any view from a living room in the adjoining property and its loss will have an adverse impact on the residential amenity of the adjoining property. |

- Though described as a two storey extension, three storeys are proposed. The three storey extension to the rear of the building will have a pitched roof and its bulk will be out of scale with the original building
- At least 7 trees are within falling distance of the proposed buildings
- A Lime tree in the school grounds will require pruning to allow proposed building works
- Foundation diggings may cause damage to the Lime tree roots
- The Lime tree is one of a substantial pair which contribute significantly to the character of the area
- The front porch will adversely affect the design/streetscene of the original pair of houses
- Several tall silver birch trees on the school grounds are close enough to fall on the proposed garage development
- Garage is too large and may be intended for business use
- Cars may be parked on the road outside whilst awaiting work or collection which would affect highway safety

Consultations/Publicity responses

Tree and Landscape Officer No objections, subject to conditions relating to special foundations to protect the adjacent Lime and Birch trees.

Determining Issues

The main considerations of the application are;

- 1. Impact on the character and appearance of the surrounding area**
- 2. Impact on the residential amenity of neighbouring properties**
- 3. Any other material planning considerations**

Considerations

1. Impact on the character and appearance of the surrounding area

Two storey side and rear extensions:

The site is located within the settlement envelope for Everton. This part of Everton is characterised by predominantly linear residential development along Potton Road. The dwellings generally have deep rear gardens which then back onto open fields.

The application property forms a pair of semi-detached, Victorian dwellings. No. 37, the adjoining property has already extended at two storey to the side.

This application proposes to extend the property to the side at two storey level, although there would also be accommodation in the roofslope. The extension would have a width of 4.4metres, with a set back of 0.7metres from the original front building line. The roofline of the extension would also be set 0.5metres lower than the existing ridgeline. The extension would in fact replicate No. 37's

side extension, and would accord with the Council's Adopted Design Guidance which seeks to ensure that all new extensions appear in-keeping with the character and appearance of the existing property, whilst remaining visually subservient.

The proposed rear extensions would comprise of a 2.5 storey rear extension which comprises of the rear of the proposed two storey side extension, and the existing flat roof, two storey rear extension. Whilst having quite a wide span, the roofpitch would remain lower than both the existing and two storey side extension ridgeline, and would incorporate the existing flat roof two storey extension. The rear extensions would be rendered over to be able to incorporate the existing extensions and ensure that there is consistency in the overall appearance to the rear.

The application also seeks permission for a small front porch. This is considered to be a modest addition to the dwelling which will not have a significant impact on the character and appearance of the dwelling.

Subject to the use of matching materials and detailing, the design of the proposed extensions is considered to be acceptable to preserve the character and appearance of the existing dwelling and general streetscene.

Detached Outbuilding:

The application site has a deep rear garden, and it is proposed to erect an outbuilding at the end of this garden, approximately 48metres from the main dwelling. The building would be used for garaging purposes on the ground floor, with a small office at the first floor.

The building would have a depth of 13 metres, a width of 5metres and a height of 2.2metres to the eaves and 5.2metres to the ridge. The building would be sited 1metre away from the west boundary with Everton Lower School.

Concern has been raised with respect to the distance of the proposed outbuilding from the main dwelling. The garage has been sited so that it is located away from the school buildings at the far end of the garden. The building would remain within the settlement envelope boundary and would still fall within the domestic curtilage of the application property. In terms of the character and appearance of the surrounding area, it is noted that there are other large buildings located on a similar building line, close to the edge of the settlement envelope, and thus it is not considered that the siting of this building in this location would appear visually incongruous.

It is noted that this is a large outbuilding, however, aside from the small office proposed on the first floor, the remainder of the building would be full height, single storey, and used to store the applicant's collection of cars.

It should also be noted that if the garage were to be sited 2metres away from the boundary, planning permission would not be required for an outbuilding of a similar size, providing that the total height didn't exceed 4metres. In this case, the simple design of the outbuilding is not considered to be visually intrusive within the character and appearance of the surrounding area.

2. Impact on the residential amenity of neighbouring properties

The neighbouring properties considered to be potentially most affected by the proposal are Everton Lower School to the west, and No. 37, the adjoining property to the east. All other neighbouring properties are considered to be adequately removed to not be affected by the proposal.

Everton Lower School:

Loss of privacy:

The front of the school buildings facing Potton Road are the closest part of the school to the proposed two storey side extension. A second floor window would be inserted into the side facing elevation, however, this would replace an existing second floor window which already overlooks the school grounds. This window would overlook predominantly, existing roofslopes and any views from it would be restricted by the mature Lime tree located on the boundary, which would also be opposite the window.

Concern has been raised regarding the potential overlooking of the school grounds from the proposed outbuilding. The elevation facing the school grounds would not contain any openings, and thus the potential for overlooking or a loss of privacy to the school, would not occur.

Outlook and Overbearing Impact:

The proposed outbuilding would be located close to the west boundary with the School, and adjacent to a grassed play area. The building would be set off the boundary by 1metre and whilst the total height would be 5.2metres, the roofslope would slope away from this boundary and it is not considered that the building would appear over-bearing within the outlook from this part of the school.

Loss of Light:

The building may have a small impact on the amount of light afforded to this part of the school grounds, however, it is considered that this will be minimal because of the siting and orientation of the buildings in relation to the sun's light.

37 Potton Road:

This is the adjoining property located to the east. This property has a ground floor window serving a habitable room located 0.7metres away from the side boundary with the application property. A 1.8metre close boarded fence screens this boundary.

Loss of Light:

The proposal does not seek to extend the first floor accommodation any further to this side boundary than as existing. A pitched roof is proposed over the existing flat roof, however, by reason of the degree of separation, this will not have a significant impact on No. 37. The proposed single storey rear extension would however, be 0.5metres closer to this boundary. A 1.6metre distance

would remain between the single storey rear extension and this boundary however. The single storey extension would breach the 45 degree line horizontally, but not vertically.

By reason of the degree of separation between the proposed single storey extension and closest window on No. 37, and the existing boundary treatment which already restricts much of the light from the west into this property, it is not considered that the proposal would have an increased, adverse impact on the amount of light afforded to this dwelling.

Loss of privacy:

The proposed extensions would not contain any side facing windows which could overlook or reduce the amount of privacy to No. 37.

The proposed outbuilding would contain a first floor dormer window to serve an office. Views from this window would be directed towards the end of No. 37's rear garden. The east boundary with No. 37 is well screened by existing tree planting and by reason of the distance of this part of the garden from the main house and the fact that they use of this part of the building would be as an office, it is not considered that this window would result in a significant level of overlooking or loss of privacy to the occupiers of No. 37.

Outlook and Overbearing Impact:

The building would be set off the eastern boundary by 6metres, and whilst the total height would be 5.2metres, the roofslope would slope away from this boundary. By reason of the degree of separation from No. 37's rear garden and distance from the main dwelling, it is not considered that the building would appear over-bearing within the outlook from this dwelling.

3. Any other material planning considerations

Impact on trees:

The proposed two storey side extension would be located close to two Lime trees located on the boundary with Everton Lower School. The Council's Trees and Landscape Officer has been consulted and has advised that the new foundations for the two storey side extension would fall within the root protection area of the first Lime tree on the boundary. Within this distance, a non invasive foundation system is required and it is recommended that should permission be granted, a condition be imposed which ensures that a suitable system such as a block and ground beam is used along the west foundation of the proposal, and that the existing foundations along this boundary are retained at just below ground level to avoid disturbance to roots that may have grown up to the foundations.

The proposed outbuilding would be located within 1metre of the western boundary of the site. The adjacent Birch trees on within the school grounds are also likely to have roots encroaching into the footprint of this garage. It is recommended that foundations for the west side of the garage are also of a similar construction method to ensure that roots are not damaged.

Whilst none of these trees are statutorily protected and do not fall within a conservation area, it is considered that they make a positive contribution to the surrounding visual amenity and thus it is recommended that these conditions are imposed to ensure their protection.

Highways:

The existing dwelling has three bedrooms and on-plot parking for three cars to the front. The proposal will increase the bedroom numbers to 6 which would require at least 4 on-plot parking spaces. The proposed garage can accommodate up to three additional cars and thus, there would be adequate parking provision to meet the Council's parking standards.

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 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, as outlined on the application forms. The rear extensions shall be finished in cream or white painted render as outlined on the application drawing.

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 Prior to the first occupation of the building, the first floor and second floor bathroom windows in the north, rear elevation of the development hereby permitted shall be fitted with obscured glass of a type to substantially restrict vision through it at all times where the window height is less than 1.7metres above the floor level in the room where the window is installed. No further windows or other openings shall be formed in the elevation.

Reason: To safeguard the amenities of occupiers of adjoining properties.

- 4 The foundation structure of the two storey side extension hereby approved shall be of a block and groundbeam method of construction along the west foundation, and the existing garage foundations along this boundary shall be retained at just below ground level. Block and groundbeam foundations shall

also be used for the west side of the garage hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of the Lime and Birch along the west boundary, and in particular to avoid unnecessary damage to their root systems.

- 5 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 35 Potton Road, Everton, and it shall not be occupied as a separate independent dwelling, or business use.

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 or business unit, and in order to comply with the Council's Planning Obligation Strategy.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: JPT/DB/0212/001 Rev A; JPT/DB/0212/002 Rev A.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed two storey side extension, 2.5 storey rear and single storey rear extensions, front porch and outbuilding, would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties. The proposal is acceptable in terms of highway safety therefore by reason of its site, design and location, is in conformity with Policy DM3 of the Core Strategy and Management Policies, November 2009, and the National Planning Policy Framework, Adopted 2012, in particular, paragraph 56 relating to good design. It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010.

Notes to Applicant

DECISION

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