

The Application:

The application seeks consent for the erection of a single storey conservatory extension to the rear of the existing dwellinghouse.

Extending at ground level from an existing two storey element on the north side of the dwelling, the proposed conservatory will measure: 3.3metres in width; 2.2 metres in depth; rising to a maximum ridge height of 3.4 metres; and falling to an eaves height of 2.4 metres.

RELEVANT POLICIES:

National Guidance

National Planning Policy Framework (March 2012)
Circular 11/95 - The use of Conditions in Planning Permissions

Regional Spatial Strategy East of England Plan (May 2008)

SS1: Achieving Sustainable Development
ENV6: The Historic Environment
ENV7: Quality in the Built Environment

Core Strategy and Development Management Policies (November 2009)

CS14	High Quality Development
CS15	Heritage
DM3	High Quality Development
DM4	Development Within and Beyond Settlement Envelopes
DM13	Heritage in Development

Supplementary Planning Guidance

Central Bedfordshire Council's Technical Guidance (January 2010)
- Design Supplement 4: Residential Alterations and Extensions
- Design Supplement 5: The Historic Environment

Planning History

MB/06/00637/FULL Single storey first floor extension to rear. Approved 16.06.06

Representations: (Parish & Neighbours)

Clifton Parish Council	No objection
Neighbours	No third party representations received.

Publicity

Advertisement 06.07.12
Site Notice 05.07.12 (posted to pole outside of no. 2 New Road)

Consultations/Publicity responses

Conservation

The conservatory is relatively small and in the back garden. As noted in the well-detailed Design and Access Statement/Heritage Asset Statement, the views across the garden of no. 2 from near to the pond and the junction of Grange Street/Linkway are restricted. As such, the conservatory would not be prominent.

Plastic/upvc is not a suitable material within conservation areas but in locations such as this, where there is realistically little, if any, actual impact or *harm* (NPPF para. 134) to the heritage asset - the character, appearance and special interest of the Conservation Area, it would be unreasonable to refuse on that basis.

A condition to require the brickwork to match is suggested.

Archaeology

No objection to this application on archaeological grounds.

The proposed development is within the core of the medieval village of Clifton (HER 17110) which is a heritage asset with archaeological interest as defined by the *National Planning Policy Framework*.

The application is accompanied by a *Heritage Statement* which discusses the archaeological dimensions of the site. The application, therefore, complies with the requirement of Policy 46 of the Draft Development Strategy for Central Bedfordshire (2012) and Paragraph 128 of the *NPPF*.

The Heritage Statement correctly identifies the fact that the proposed development site lies within the historic core of Clifton. It concludes that the development is unlikely to have serious impact on archaeological remains or the significance of the heritage asset with archaeological interest. This is a reasonable conclusion.

Determining Issues

The main considerations of the application are;

1. Principle of development
2. Character, context, design of external spaces and impact upon the surrounding conservation area
3. Residential amenity of neighbouring occupiers
4. Archeology

Considerations

1. Principle of development

The application site lies within the settlement envelope of Clifton. Development Management Policy DM4 of the Core Strategy makes provision for the extension of existing residential properties. As such, the principle of the development is acceptable, subject to the proposed development being assessed against the criteria of other relevant development plan policies.

2. Character, context, design of external spaces and impact upon the surrounding conservation area

The rear garden area of the application site is constrained by a barn which cuts into its north west corner. The barn is property within the curtilage of adjoining No.2 New Road and the proposed conservatory extension is to extend from an existing two storey projection, from which both dwellings benefit (planning application reference MB/06/00637/FULL) to sit 0.2 metres off the shared boundary with this adjoining neighbour, between the rear projection of the dwelling and the eastern wall of the existing barn.

The conservatory will utilise part of the garden space that is currently enclosed by: the dwelling; the boundary with No.2; and the barn. Notwithstanding this loss of garden space, the property will still benefit from a long stretch of rear garden land that extends the southern half of the garden adjacent to the boundary with No.6.

Single storey in height the proposed extension is considered sympathetic to the host dwelling with respect to its scale and mass. It is a form of extension that is expected and in keeping with a residential setting. Located to the rear it will not be read as part of the street scene of New Road and will only be seen in obscure views from Shefford Road to the north.

Subject to the imposition of a condition, as recommended by the Conservation Officer, requiring all brickwork to match the existing dwelling (condition 2), the proposal is considered in keeping with the residential nature of the surrounding area, sympathetic to the host dwelling it will extend and will have no adverse impact upon the character or appearance of the surrounding Conservation Area. As such, the proposal is in accordance with policies DM3 and DM13 of the Core Strategy (2009) and advice contained within Central Bedfordshire Council's Technical Guidance - Design Supplement 4: Residential Alterations and Extensions (2010).

2. Residential amenity of neighbouring occupiers

The proposed conservatory will extend along the shared boundary with neighbouring no.2 by 2.2 metres from the rear of the host dwelling. Set in from this boundary by 0.2 metres and single storey in height, the proposal will not unduly impact upon the residential amenity currently enjoyed by these

neighbours.

Although positioned south of adjoining No.2, the high closed boarded fence and presence of the barn, coupled with the lightweight construction of the proposed conservatory, with a pitched roof that will slope away from the shared boundary, means the proposal is unlikely to result in any significant adverse enclosing or overbearing impact to this neighbour or result in any significant loss of light.

Therefore, with respect to neighbouring residential amenity, the proposal accords with policy DM3 of the Core Strategy (2009).

4. Archeology

As concluded by the Heritage Statement submitted with the application, the Archeologist consulted on the proposal is satisfied that despite the proposed development site lying within the historic core of Clifton the development is unlikely to have any serious impact upon archaeological remains.

Recommendation

That Planning Permission be approved 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 All external brickwork and mortar used in the construction of the development hereby approved shall match as closely as possible in colour, type and texture, that of the existing building.

Reason: To safeguard the appearance of the completed development to match/complement the existing building and to protect and enhance the character and appearance of the surrounding conservation area.

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [NRC/SJ/01; NRC/SJ/02; NRC/SJ/03].

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed single storey conservatory extension to the rear of 4 New Road, Clifton is appropriate in scale and design to the host dwelling it will extend and the character and context of the surrounding Conservation Area. It will not unduly impact upon the residential amenity currently enjoyed by neighbouring properties. By virtue of the siting, design, scale and mass of the proposal it is considered acceptable and in accordance with policies CS14, CS15, DM3 DM4 and DM13 of the Core Strategy and Development Management Policies (2009), Central Government Guidance contained within the National Planning Policy Framework (2012) in particular, with respect to Requiring good design and Conserving and enhancing the historic environment, and with supplementary planning guidance in the form of Central Bedfordshire Council's Technical Guidance - Design Supplement 4: Residential Alterations and Extensions and Design Supplement 5: The Historic Environment (2010).

Notes to Applicant

DECISION

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