

## **Item No. 18**

**APPLICATION NUMBER** CB/12/04140/FULL  
**LOCATION** 16 Ickwell Green, Ickwell, Biggleswade, SG18 9EE  
**PROPOSAL** Single storey rear extension to garage  
**PARISH** Northill  
**WARD** Northill  
**WARD COUNCILLORS** Cllr Mrs Turner  
**CASE OFFICER** Mark Spragg  
**DATE REGISTERED** 22 November 2012  
**EXPIRY DATE** 17 January 2013  
**APPLICANT** Mr Turner  
**AGENT** Richard Beaty (Building Design) Ltd  
**REASON FOR COMMITTEE TO DETERMINE** The applicant is the son of Cllr Turner.

**RECOMMENDED DECISION** Full Application - Granted

### **Site Location:**

The application site is a thatched roof property located on the edge of Ickwell Green. It is a one and a half storey dwelling with the first floor windows set into the roof at eaves level. To the rear is a two storey extension linked to the original house with a single storey glazed section and a modern detached hipped roof garage/store building. A gravel driveway runs from The Green alongside the dwelling to the garage at the rear.

The property is a grade II listed building and is within the Ickwell Conservation Area.

### **The Application:**

Planning permission is sought for an extension to the existing detached garage.

The extension would be to the rear of the garage 3.2m in depth, extending across the whole width of the rear elevation, to provide additional storage space.

### **RELEVANT POLICIES:**

**National Planning Policy Framework 2012**

**Core Strategy and Development Management Policies - North 2009**

CS14, DM3 High Quality Development

CS15, DM13 Heritage

**Supplementary Planning Guidance**

## Relevant Planning History

MB/02/00573                      Demolition of existing rear extensions and single garage.  
Erection of rear and side extension and single garage/store.  
Granted 31/05/02

## Representations: (Parish & Neighbours)

Northill Parish Council      No comments received

Neighbours                      No comments received

## Consultations/Publicity responses

Site notice                      12/12/12

Newspaper Advert              7/12/12

Conservation and Design      Refers closely to the character, form, materials and detailing of the existing building. Acceptable - no objection

## Determining Issues

The main considerations of the application are;

1. The effect on the conservation area and the setting of the listed building
2. Impact on neighbouring amenities

## Considerations

### 1. The effect on the conservation area and the setting of the listed building

The proposed extension would be constructed to mirror the design of the existing garage with exposed rafters at the eaves, a brick plinth, timber boarding and a hipped roof. All materials would match those on the existing building.

Given that the extension is to the rear, it would not be visible from the public realm, therefore it would preserve the Ickwell Conservation Area.

The garage is detached from the main house and located some 5m towards the rear. The design of the garage extension combined with its distance from the listed building would result in no harm to the listed house or its setting. As such the proposal is considered to be acceptable and in accordance with the Core Strategy and the National Planning Policy Framework.

## **2. Impact on neighbouring amenities**

Due to the location of the garage and the significantly large gardens there are no neighbouring properties close enough to be affected by the proposal.

There are no further issues to consider.

### **Recommendation**

That Planning Permission be granted subject to the following conditions:

- 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 development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 11.50.03, 11.50. OSmap.

Reason: For the avoidance of doubt.

### **Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

### **Reasons for Granting**

The proposed garage extension would not have a negative impact on the character of the conservation area or setting of the listed building. There would be no adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety.

Therefore by reason of its size, design and location, the proposal is in conformity with Policies CS14, CS15, DM3 and DM13 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework, 2012. It is further in conformity with the Supplementary Planning Document: Design in Central Bedfordshire: A Guide for Development, 2010.

**Notes to Applicant**

**DECISION**

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