

Item No. 19

APPLICATION NUMBER	CB/12/04247/FULL
LOCATION	49 Common Road, Stotfold, Hitchin, SG5 4DF
PROPOSAL	Two storey side extension and single storey front extension.
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Saunders & Saunders
CASE OFFICER	Nicola Stevens
DATE REGISTERED	10 December 2012
EXPIRY DATE	04 February 2013
APPLICANT	Mr Nergaard
AGENT	James Isaac
REASON FOR COMMITTEE TO DETERMINE	Council employee
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The site is located on the western side of Common Road. The site lies within the settlement envelope of Stotfold and is bounded by existing residential development to the side and front and allotments to the side and rear.

The Application:

The application seeks full consent for the erection of a two storey side extension and single storey front extension.

RELEVANT POLICIES:

National Policies

National Planning Policy Framework (March 2012)

Core Strategy and Development Management Policies Adopted November 2009

CS14	High Quality Development
DM3	High Quality Development
DM4	Development Within and Beyond Settlement Envelopes

Supplementary Planning Guidance

Design Guide for Central Bedfordshire & DS4 Residential Alterations & DS7 Movement Streets and Places Adopted Jan 2010

Central Bedfordshire Local Transport Plan: Appendix F Parking Strategy (endorsed as interim technical guidance for Development Management purposes 2.10.12)

Planning History

84/00636/FA Side extension. Approved 4.9.84

Representations: (Parish & Neighbours)

Stotfold Town Council	No objection
Neighbours	No comments received

Consultations/Publicity responses

Highway Officer No objection subject to condition

Determining Issues

The main considerations of the application are;

1. Principle of development
2. Visual impact
3. Residential amenity
4. Other issues

Considerations

1. Principle of development

The site lies within the settlement envelope of Stotfold. Policy DM4 of the Core Strategy makes provision for the extension of existing properties provided they meet certain local plan criteria which will be assessed below.

2. Visual impact

The site is located at 49 Common Road, Stotfold a semi-detached property constructed of brown brick with small plain roof tiles. It is a two-storey house with an existing single storey extension to the side and another to the rear. The dwelling is set back from the road with a fairly large rear and side garden.

The new two storey side extension will replace the existing single storey side extension being of the same width. It will be set down from the main ridgeline of the host dwelling and set back from the front elevation at first floor level. A single storey extension is proposed across the full width of the extension and host dwelling projecting out approx 1.5m (when viewed from No 47) with a monopitch roof. This will be similar in depth to the existing single storey front extension on the adjoining semi-detached property.

In visual terms the proposal will be clearly visible within the streetscene due to its location on the side and front of the dwelling. However, in design terms the extensions will remain subservient and in keeping with the host dwelling and as such will have no harmful impact on the character and appearance of the area.

3. Residential amenity

No 49 Common Road is the last property situated along this part of Common Road with allotments situated to the side and rear. As such given the distances and relationships involved there would be no undue loss of light, privacy or overbearing impact to any surrounding properties.

Whilst the single storey extension would be situated on the shared boundary with No 47 Common Road it will only project out approx 1.5m and No 47 has no ground floor windows immediately adjacent or in the side of the existing front extension.

4. Other issues

Sufficient private amenity space will remain.

On site parking remains unchanged. A new bedroom would be created at first floor accessible from the host dwelling via a new stairway created at ground floor within the extension. The Highway Officer has stated that the proposal will add an extra bedroom to this existing 2 bedroom dwelling where at present there is a single garage with driveway parking for a further two vehicles. Despite the increase in bedrooms the proposal is therefore already compliant with the recently approved parking strategy. No alterations to the existing access arrangement is required and the submitted plan indicates acceptable surfacing and drainage to the existing parking area and traffic generation is unlikely to change to any noticeable degree. As such the Highway Officer has no objection and suggests a condition to ensure the garage is retained by attached to any permission.

Recommendation

That Planning Permission be Approved 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.

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 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [P01, P02, P03, P04A, P06].

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 proposal would not have a negative impact on the character or appearance 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 Policies CS14, DM4 and DM3 of the Core Strategy and Management Policies, November 2009; National Planning Policy Framework (March 2012). It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010 and Central Bedfordshire Local Transport Plan: Appendix F Parking Strategy (endorsed as interim technical guidance for Development Management purposes 2.10.12).

Notes to Applicant

DECISION

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