

## **Item No. 12**

<b>APPLICATION NUMBER</b>	<b>CB/13/00359/FULL</b>
<b>LOCATION</b>	<b>27 High Street, Blunham, Bedford, MK44 3NL</b>
<b>PROPOSAL</b>	<b>Single storey side and rear extensions, enlargement of front dormer, and new driveway</b>
<b>PARISH</b>	<b>Blunham</b>
<b>WARD</b>	<b>Sandy</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Aldis, Maudlin &amp; Sheppard</b>
<b>CASE OFFICER</b>	<b>Lauren Westley</b>
<b>DATE REGISTERED</b>	<b>20 February 2013</b>
<b>EXPIRY DATE</b>	<b>17 April 2013</b>
<b>APPLICANT</b>	<b>Mr Smith</b>
<b>AGENT</b>	<b>RGKC Design</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Applicant is an employee of Central Bedfordshire Council</b>

**RECOMMENDED DECISION** **Full Application - Granted**

### **Site Location:**

The application site is located on the western side of the High Street, just north of the junction with Wellsfield, within the settlement envelope of Blunham. The site is occupied by a semi-detached residential bungalow, constructed in a light brown brick, with dark brown roof tiles and white UVPC openings.

There is a driveway to the side of the dwelling house, with the front door located in the side flank wall of the building. The dwelling is currently un-extended.

### **The Application:**

The application seeks to extend the dwelling house, with the addition of a single storey side and rear extension and an extended dormer in the front roof slope.

The extensions will allow for the addition of a conservatory, dining room and utility room on the ground floor and an increase in usable floor space in the first floor bedroom.

A new driveway is also being proposed, which will increase the amount of hard standing in the front garden area of the property.

The application is being heard by the Committee as the applicant is an employee of Central Bedfordshire Council.

### **RELEVANT POLICIES:**

**National Planning Policy Framework**  
Section 7 - Requiring Good Design

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

CS14 - High Quality Development

DM3 - High Quality Development

DM4 - Development Within and Beyond Settlement Envelopes

## **Supplementary Planning Guidance**

Design in Central Bedfordshire: A Guide for Development

Section 4 - Residential Alterations and Extensions

Central Bedfordshire Local Transport Plan: Appendix F - Approach to Parking (2012)

## **Planning History**

None

## **Representations:**

### **(Parish & Neighbours)**

Blunham Parish Council    No response received

Neighbours                      No response received

## **Consultations/Publicity responses**

Highways                      Comments not received at time of report writing

## **Determining Issues**

The main considerations of the application are;

1. Principle of Development
2. Visual Amenity
3. Neighbouring Amenity
4. Parking and Access

## **Considerations**

### **1. Principle of Development**

The site lies within the settlement envelope of Blunham. 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 Amenity**

The original building is a bungalow with accommodation in the roof space, and as such benefits from a high ridge line. The proposed single storey side and rear extension has been designed so as to remain below the ridge line of the existing dwelling, with a hipped roof proposed on the rear elevation and to the side elevation. The extension is therefore considered to have been designed so as to be in keeping with the scale and appearance of the original dwelling and will result in a positive addition to the dwelling. The side extension is set back 6.9m

from the front wall of the dwelling, ensuring that only limited views of it will be possible from the street.

The conservatory is on the rear elevation and as such will be largely screened from view. The conservatory is a modest addition to the dwelling house, and whilst it will benefit from a glazed roof, is still considered to be in keeping with the residential character of the building.

The enlargement of the dormer in the front roof slope will have the most impact on the street scene, as it will be clearly visible from outside the property. The attached, adjacent dwelling house already benefits from an enlarged dormer and as such, the proposal will most likely enhance the appearance of the two dwellings when viewed together. It is noted that the dormer will have a flat roof, however given the horizontal vernacular of the dwelling, the flat roof on the existing dormer and the flat roof on the dormer of the adjacent dwelling, this is considered acceptable and in keeping with the style and character of the building.

The extension to the driveway will result in an increase in the amount of hard standing in the front garden, however soft landscaped areas will remain to soften the effect and as such it is not considered to harm the appearance of the dwelling.

It is therefore considered that the character and appearance of the original dwelling has been respected and maintained and that the proposal will be an appropriate and subservient addition to the building. The proposal will not harm the street scene and as such is considered to be in accordance with policies CS14 and DM3 of the Core Strategy and Development Management Policies (2009).

### **3. Neighbouring Amenity**

The proposal is considered to have the largest impact on the attached dwelling, No. 25, as the conservatory is extending 3.8m along the shared boundary. The conservatory will be 2.5m high along the boundary, with the glazed roof increasing in height to 3.3m, however the pitch ensures that this is further from the boundary line. The modest height of the conservatory on the boundary will ensure that the attached dwelling will still achieve adequate access to daylight and sunlight.

The initial proposal indicated that windows (unopening) would be provided on the boundary wall. However, due to the potential for overlooking and loss of privacy, these windows have been removed from the scheme and a solid brick wall is now proposed on the boundary line.

The dwelling house on the opposite side (No. 29) is located some 6m from the proposal and separated by a solid boundary wall and large hedge, as such the proposal is not considered to result in any impacts on the daylight or sunlight of this dwelling. The proposal does include a window in the side flank wall, into the new utility room, however given its height and location (ground floor level and 1.2m from the boundary), it is not considered to result in any loss of privacy or increase in overlooking.

The resulting amenity space for the dwelling house will be substantially reduced

as a result of the proposals, however it is considered that adequate garden space remains on site for a three bedroom dwelling house, and the extended dwelling would not be cramped on the plot.

Therefore, it is considered that the application successfully ensures that there will be no detrimental impact on the amenity of local neighbours, and outlook, daylight and privacy will all be protected. An acceptable amount of amenity space remains on the plot for the future occupiers of the dwelling. The proposal is therefore in accordance with the requirements of the Design Supplement 4 - Residential Alterations and Extensions and CS14 and DM3 of the Core Strategy and Development Management Policies.

#### **4. Parking and Access**

At the time of writing, comments had not been received from the Highways officer, however it is not considered likely that there will be any highway objections.

Currently on site parking provision is limited to two spaces on the driveway (in a tandem arrangement), however the driveway is narrow and it is more likely that only one car would be parked on the driveway.

This proposal does not result in an increase in the number of bedrooms on site, and the extension to the hard surfacing in the front garden will still allow for the parking of two cars on site, however it will be an improvement on the existing tandem arrangement. As such, no change to the existing parking requirements is expected, and the layout is considered to be an improvement. No change is proposed to the access.

It is therefore considered that adequate on site parking is available for a three bedroom house, in accordance with policy DM3 of the Core Strategy and Development Management Policies 2009.

#### **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.

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 and the visual amenities of the locality, in accordance with policies CS14 and DM3 of the Core Strategy and Development Management Policies.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be inserted into north facing elevation of the proposed extension.

Reason: To protect the amenity of neighbouring residents, in accordance with policy CS14 and DM3 of the Core Strategy and Development Management Policies.

4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001, CBC/002, CBC/003, 01/13/A, 02/13/B, 03/13/C.

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. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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, by way of its size, design and location, would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties, as such it is in accordance with the objectives of the National Planning Policy Framework (2012), policies CS14, DM3 and DM4 of the Core Strategy and Development Management Policies (2009), and the technical guidance Design in Central Bedfordshire - A Guide for Development (2010).

**Notes to Applicant**

**DECISION**

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