

Item No. 15

APPLICATION NUMBER	CB/12/03287/FULL
LOCATION	6 Shaftesbury Drive, Stotfold, Hitchin, SG5 4FS
PROPOSAL	Change of use of store and lobby adjoining detached garage and annexe over detached garage from ancillary residential accommodation to separate self contained residential accommodation. (Retrospective).
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Clarke, Saunders & Saunders
CASE OFFICER	Mark Spragg
DATE REGISTERED	26 February 2013
EXPIRY DATE	23 April 2013
APPLICANT	Mr Watts
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Request by Cllr Brian Saunders on the basis of the concerns raised by the Town Council
RECOMMENDED DECISION	Full Application - Approval

Recommended Reasons for Granting

The proposed development would not result in any significant harm to the character and appearance of the area, or the residential amenity of any neighbouring properties and is acceptable in terms of highway safety. The proposal therefore complies with the objectives of the National Planning Policy Framework (2012) and Policies CS1, CS2, DM3 and DM4 of Central Bedfordshire Core Strategy and Development Management Policies Document (2009). It also complies with the objectives of the Central Bedfordshire Council's Technical Guidance: Design in Central Bedfordshire (2010).

Site Location:

The application site comprises a large double detached garage, originally approved as an annexe associated with 6 Shaftesbury Drive, a large 2½ storey detached dwelling located in the northern part of the Fairfield Park residential development. The garage has two vehicular doors and a gable window on the front elevation. A first floor and ground floor window are located on the rear elevation, with small rooflights and an entrance door located on the side (east elevation) facing the garden of the main house.

The Application:

Planning permission is sought to retain the existing use of the garage/annexe building as a self contained dwelling, being currently let out to a person unrelated to the main house. The accommodation comprises a bedroom/living room, bathroom

on the first floor and a kitchen, lobby and double garage on the ground floor.

No external changes are proposed. The application states that there are two parking spaces serving the self contained unit.

RELEVANT POLICIES:

National Planning Policy Framework

6 - Delivering a wide choice of high quality homes

Central Bedfordshire Core Strategy and Development Management Policies (North)

Policy CS1: Development Strategy

Policy CS2: Developer Contributions

Policy DM3: High Quality Development

Policy DM4: Development within and Beyond Settlement Envelopes

Supplementary Planning Guidance

Planning Obligations Strategy 2008

Central Bedfordshire Local Transport Plan, Appendix F, Parking Strategy 2012

Design Guide for Central Bedfordshire DS1 (New Residential Development)
Adopted Jan 2010

Relevant Planning History

03/1456 Reserved Matters: External appearance, means of access, siting & design including associated garaging and parking for 24 dwellings following outline permission 48/2000/1151 dated 07/02/02. Approved 24.10.03 Condition 1 removes permitted development for extensions and material alterations.

Representations: (Parish & Neighbours)

StotfoldTown Council Overdevelopment of the site. It would set a precedent for neighbouring properties and is against the aspirations of the Fairfield site. The garage must remain as an annexe to the main building, and being a retrospective application, if the current occupier of the garage building is a non family member it should be returned to the original purpose.

Adj. Occs/Site Notice No comments received.

Consultations/Publicity responses

Highways Officer No objection, subject to the application building remaining under the ownership of the main house.

Determining Issues

The main considerations of the application are;

1. Principle of residential use
2. Visual impact upon the character and appearance of the area.
3. Residential amenity of neighbouring properties and future occupiers.
4. Highway Issues.
5. Infrastructure

Considerations

1. *Principle of residential use*

The application site is within the Fairfield Park settlement (small village) wherein restricted residential development is acceptable. The NPPF (para 49) also states that housing application should be considered with a presumption in favour of sustainable development.

2. *Character and appearance of the area*

There are no changes to the external appearance of the building and as such no impact on the appearance of the area.

The immediate surroundings are characterised by large dwellings with detached garages similar to the arrangement at No.6. Whilst a change of use of the building to a self contained dwelling would result in an intensification of the site and a likely precedent for similar proposals it is not considered that this itself is harmful to the character and appearance of the area as no physical changes to the streetscene have occurred. Each case would need to be considered on its merits.

3. *Residential amenity of neighbouring properties and future occupiers*

Access to the application site is over the parking area belonging to 6 Shaftesbury Drive and via the side gate and garden of that property. No's 6 and 8 both have flank windows, however given that these are both open to views from the highway and mutually from each other it is not considered that the impact on those secondary windows from the access across the driveway is significant. It is also not considered that any harm to privacy from the front window results to either property.

The access beyond the site gate though the garden of No.6 and the existence of rear windows in the new accommodation would however result in unacceptable loss of privacy to the occupiers of No.6, unless the properties were under the same ownership.

No garden is shown for the new dwelling, however again based on the current arrangement with shared ownership there would be an opportunity for the occupant of the flat sharing a part of the garden area for the main house.

Subject to the building remaining under the ownership and management of the owner of 6 Shaftesbury Drive it is not considered that any undue loss of privacy or amenity would result and that there would be no undue harm to the amenities of No's 4 and 8.

4. Highway Issues

The application shows that there are two parking spaces within the garage serving the flat, whilst 4 parking spaces are available within the driveway to serve the house.

The red line does not extend up to the carriageway however it is clear that access to the garage from the highway does exist.

Whilst the use as a separate dwelling would result in a need for independent parking it is considered that if the building remains under the management of No.6 that a total of 6 parking spaces would be adequate to serve all users, particularly given the small size of the new unit and the fact that the use already exists and does not appear to have raised any issues and indeed no neighbour objections have been received.

It is noted that the Highways Officer raises no objection to the proposal subject to a condition to retain the link in ownership between the application building and the main house.

5. Infrastructure

The SPD regarding Planning Obligations was adopted in February 2008 and supported by Core Strategy policy CS2 sets out that all residential development will be subject to standard charges to ensure that smaller-scale development can meet its obligations to fairly and reasonably contribute towards new infrastructure and facilities. A satisfactory completed unilateral agreement has been submitted with this application which satisfies the requirements of the SPD.

Recommendation

That Planning Permission be granted for the following reasons:

RECOMMENDED CONDITIONS / REASONS

- 1 The self contained accommodation hereby approved shall only be occupied whilst under the ownership and management of the owner(s) of 6 Shaftesbury Drive.

Reason: Due to the relationship of the building to 6 Shaftesbury Drive and

the implications for parking and amenity which would result from two unrelated properties. (Policy DM3 of the Core Strategy Development Management Policies)

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [CBC 1, CBC2, CBC 3].

Reason: For the avoidance of doubt.

Notes to Applicant

1. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.

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.

DECISION

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