

Item No. 8

APPLICATION NUMBER	CB/13/01437/FULL
LOCATION	Lark Rise, Mount Pleasant, Aspley Guise, Milton Keynes, MK17 8JW
PROPOSAL	Proposed side extension and replacement main roof structure. Including a new lower ground floor level within the extension and living accommodation within the new roof space and solar panels to the rear elevation
PARISH	Husborne Crawley
WARD	Aspley & Woburn
WARD COUNCILLORS	Cllr Wells
CASE OFFICER	Sarah Fortune
DATE REGISTERED	10 May 2013
EXPIRY DATE	05 July 2013
APPLICANT	Mr & Mrs Wright
AGENT	Paul J Elliott Arch. Services
REASON FOR COMMITTEE TO DETERMINE	Councillor Call In - Does not consider this overdevelopment and there is another example nearby.
RECOMMENDED DECISION	Full Application - Refusal

Site Location:

The site lies on the east side of Gypsy Lane on the edge of the built up area of Aspley Guise and in the Green Belt Infill boundary. There is open countryside to the east, south and west and to the north is a property known as Evergreen - which is part single and part two storey - and to the north of this is a large property called Yerlands.

The property on the site is an older style, detached, hipped roof two storey house which is painted cream. There is a large gravel drive to the front and no garage.

The Application:

This application is for the erection of a two storey side addition to the house, the raising in height of its roof, the construction of a basement, the provision of living accommodation in the roof space and the placement of solar panels on the rear facing roof.

RELEVANT POLICIES:

Core Strategy and Development Management Policies - North 2009

DM3 Amenity

DM6 Development within Green Belt boundaries

Emerging Development Strategy for Central Bedfordshire 2013

Policy 43 High Quality Development
Policy 36 Development in the Green Belt

National Planning Policy Framework (March 2012)

Supplementary Planning Guidance

Design in Central Bedfordshire A Guide for Development.

Supp 4: House Extensions and Alterations

Planning History - relevant

CB/12/00064/FULL New open bay garage and cycle store
Refused: 15/02/2012
Appeal Dismissed by letter dated 9/05/2012.

Representations: (Parish & Neighbours)

Aspley Guise PC Object: This is substantial development adjacent to the Green Belt. There is concern that the land shown as part of the enclosed garden needs to be the subject of a Change of Use application.
(This area of land has now been removed from the application site.)

Husborne Crawley No obs received.

Parish

Neighbours No obs received

App Adv

Consultations/Publicity responses

Highways Officer Comments regarding the on site parking area.

Determining Issues

The main considerations of the application are:

1. Background and Policy
2. Size, Siting and Design in relation to the character of the house and the visual amenities and openness of the Green Belt
3. Impact on amenities of neighbours.
4. Access, Parking and other considerations

Considerations

Human Rights issues

There are no issues under the Human Rights Act

Equality Act 2010

There are no issues under the Equality Act

1. Background and Policy

The property is a large brick built and cream coloured rendered house with a concrete tiled roof. It is set back from the road behind a mature Copper Beech hedge and there is a large gravel drive and turning area to the front of the house. The immediate area is characterised by two large houses to the immediate north of the site which are two storeys in height and have open front garden and drive areas - with no garages or other outbuildings.

A recent application for the erection of a garage in the front south west corner of the site was refused on grounds that it would be visually intrusive in the street scene and detrimental to the openness of the Green Belt. A subsequent appeal was dismissed by letter dated 9/05/2012. The Inspector stated that he was of the opinion that the garage was tantamount to inappropriate development in the Green Belt - as it was not an extension to the house - and that it would appear as incongruous in its setting being clearly visible in a currently open location to the detriment of the character and appearance of the Green Belt having a significant effect on the openness of the Green Belt.

The applicant wishes to carry out additions and alterations to the house. The house at present has two floors of accommodation. There is a lounge, study, family room kitchen and dining room and rear conservatory at ground floor level and above this are four bedrooms a bathroom and en suite.

There are no objections in principle to additions to a house in this location within the Green Belt as long as the proposals meet planning policies and criteria in respect of extending a house in the Green Belt infill boundary as stated in the NPPF, the Core Strategy and Development Management Planning Document dated 2009 and policies in the emerging Development Strategy for Central Bedfordshire dated 2013.

The NPPF states that the Government attaches great importance to Green Belts and that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. It continues by saying that a Local Planning Authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this presumption against new development include extensions or alterations to a building provided that they do not result in disproportionate additions over and above the size of the original building.

Policy DM3 of the Core Strategy and Development Management Planning Document states that all proposals for new development including extensions must be of appropriate scale and design for their setting and respect the amenities of surrounding properties.

Policy 36 in the emerging Development Strategy for Central Bedfordshire 2013 states

that within the Green Belt there is a general presumption against inappropriate development and that planning permission will only be granted where there are demonstrable, very exceptional circumstances which outweigh the harm to the Green Belt. One of these is the extension, alteration or replacement of a dwelling providing that it does not result in disproportionate increase in the original size of the dwelling. There is a preamble to this policy which states that within the Green Belt there is a need to protect the character and openness of the landscape and that any development proposals in the Green Belt will be expected to maintain the character of the Green Belt and not undermine the reasons for including land within it. High standards of design and careful siting will therefore be essential for any development proposals.

Also, this authority's design guide on House Extensions and Alterations states that proposed extensions and alterations should not dominate the existing building - in other words they should normally be subservient, and appear as additions in a supporting role.

2. Size, Siting and Design in relation to the character of the house and the visual amenities and openness of the Green Belt.

It is proposed to construct a two storey (three storey including basement) side addition onto the south side of the dwelling to provide for a breakfast area and extended lounge with two bedrooms at first floor creating a five bedroomed house. This addition is to have a width of 4.175 metres and extend along the entire depth of the house of 9.2 metres. It is to have a pitched roof.

The roof of the house is to be raised so that further accommodation can be provided including a bathroom. The new ridge height of the roof is to be 9 metres (approx) a raising in height of approx 1.7 metres.

A basement is to be formed under the new side addition for a family room and study and this is to be accessed by an external stairway. There are to be a number of internal changes to the room layouts. The existing chimney is to be raised and a new chimney constructed on the raised ridge.

Materials are to match the existing house - brown clay to the roof and render to the walls to match the existing cream painted render. Fenestration details are to match.

As stated above, the NPPF states that the government places great importance on safeguarding Green Belts and seeks to safeguard inappropriate development and that Planning authorities should ensure that the extension and alterations do not result in disproportionate additions over and above the size of the original building.

There is already a rear conservatory on the property which has a width of 6 metres and a depth of 3.5 metres. If the proposed further additions are granted planning consent the house will be extended by approximately 4.175m in width and 9.2m in depth with a ridge height up to 1.7m higher than the existing house.

In this case the applicant is seeking a large two storey addition (three storeys including the basement) and the raising in height of the roof. These extensions to the property will significantly increase the floor area of the house and there has already been a

conservatory added since the house was originally constructed.

The additional floor area (including the basement and roof accommodation) will have an area of 182m square (approx) and the existing floor area - excluding the conservatory addition any underground basement and roof space - is 188m square approx. Clearly this represents a significant increase in floor area.

The side extension and the roof extension by reason of their height and scale are in conflict with Green Belt Policy in the National Planning Policy Framework 2012 as well as Green Belt policies in the Core Strategy and the emerging Development Strategy for Central Bedfordshire dated 2013 which seek to restrict such large non subservient additions in the Green Belt.

Notwithstanding the larger increase in size of the house that is being proposed the site is very visually prominent particularly when viewed from the south across the open fields and the landscape generally. Such a large addition to the property especially by way of the raising in height of the roof together with the two storey side addition will appear as an overly large and bulky addition detrimental to both the character of the house itself and the visual amenities of the Green Belt.

The inspector, in his recent appeal decision letter dated 9/05/2012 in respect of the erection of a garage to the front of the property stated that the garage would have resulted in significant harm to the openness of the Green Belt - being clearly visible from the open rural area - by its introduction of built development into an area that is currently open. Whilst the development the subject of this application is not for a detached outbuilding but is for extension and alterations - that are one of the categories of development that are acceptable in principle in the Green Belt - it is clear that such large additions - in particular the raising in height of the roof - would undoubtedly have a very harmful impact on the openness of the Green Belt in this very visible and prominent location at the edge of the built up area of the village. This would be in conflict with both national planning policy in the NPPF and Local Plan policies which seek to restrict such development.

The applicant has established a new orchard to the immediate south west of the house. This has been removed from the application site.

3. Impact on amenities of neighbours

There are no neighbours to the south of the property. To the north of the site is the house known as Evergreen View. The application property is built up to the shared boundary with this house. The additions are to be on the other side of the application property to this neighbour. However, the roof is to be raised and whilst this will have some impact on the amenities of this neighbour by way of some loss of sun and light generally this is considered not sufficient as to sustain a refusal.

4. Access, Parking and other considerations

There is an existing vehicular access into the site to the north of the site frontage. Within the front garden area is a turning area and provision of a vehicle parking area. The highways officer is of the opinion that under the current guidance the creation of a five/six bedroomed dwelling at the site requires one space per bedroom. Whilst it is

possible to have five on site parking spaces measuring 2.5m by 5.0m each, clear of the highway, these spaces can not be independently used. Given the extent of the site frontage it would be beneficial to users of the highway and the property if the parking area was extended to provide independent vehicle use.

Recommendation

That Planning Permission be refused.

RECOMMENDED CONDITIONS / REASONS

- 1 The property lies in a visually prominent location at the edge of open land. The proposed extensions and alterations to the dwelling by reason of their excessive scale, height, massing and design are disproportionate to the original dwelling house and would provide a property significantly larger and more intrusive than the original dwelling. The proposal is therefore inappropriate development which would harm the openness and character of the Green Belt. No very special circumstances for such development have been forwarded. This is in conflict with the National Planning Policy Framework and contrary to policies DM3 and DM6 in the Core Strategy and Development Management Planning Document dated 2009 and policies 36 and 43 in the emerging Development Strategy for Central Bedfordshire dated 2013.

Notes to Applicant

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

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. In the Council’s view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. The applicant was invited to withdraw the application to seek pre-application advice prior to any re-submission but did not agree to this. The Council has therefore complied 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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