

Item No. 11

APPLICATION NUMBER	CB/13/01825/FULL
LOCATION	Crooked Oak, Bridle Way, Toddington, Dunstable, LU5 6HS
PROPOSAL	Single storey side extensions, One and a half storey side/front extension.
PARISH	Toddington
WARD	Toddington
WARD COUNCILLORS	Cllrs Costin & Nicols
CASE OFFICER	Dee Walker
DATE REGISTERED	24 May 2013
EXPIRY DATE	19 July 2013
APPLICANT	Mr & Mrs Laird
REASON FOR COMMITTEE TO DETERMINE	Applicant is a member of staff
RECOMMENDED DECISION	Full Application - Refusal

Site Location:

The application site is Crooked Oak, Bridle Way in Toddington. The site consists of a single storey detached residential dwelling on a long linear plot. The site is located within the open countryside and within the designated South Bedfordshire Green Belt.

The Application:

This application seeks permission for a single storey side extension towards the rear of the dwelling and a 1½ storey side/front extension. The property benefits from a single storey extension to the rear.

RELEVANT POLICIES:

National Policy

National Planning Policy Framework (2012)

Bedfordshire Structure Plan 2011

None saved

Central Bedfordshire Council's Core Strategy and Development Management Policies 2009

Not Applicable

South Bedfordshire Local Plan Review Policies

Policy BE8	Design considerations
Policy H8	Extensions to dwellings
Policy H13	Extensions to dwellings within the Green Belt

Having regard to the National Planning Policy Framework, the age of the plan and the general consistency with the NPPF, policies BE8 & H8 are still given significant weight.

Development Strategy for Central Bedfordshire

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

Having regard to the National Planning Policy Framework, significant weight is given to the policies contained within the emerging Development Strategy for Central Bedfordshire, which is consistent with the NPPF. The draft Development Strategy is due to be submitted to the Secretary of State in May 2013.

Supplementary Planning Guidance

Central Bedfordshire Council's Technical Guidance - *Design Supplement 4: Residential Alterations and Extensions* (2010)

Relevant Planning History

SB/88/01540	Full: Erection of single storey rear extension – Approved 11.01.1989
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Representations: (Parish & Neighbours)

Toddington Parish Council	No objection
Adjacent Occupiers	No comments received

Consultations/Publicity responses

Site Notice posted	31.05.2013
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Determining Issues

The main considerations of the application are;

1. The effect on the visual appearance and impact on the Green Belt
2. The impact on the residential amenity of neighbouring properties
3. Any other implications of the proposal

Considerations

1. Effect on the visual appearance and impact on the Green Belt

The application site is washed over by the South Bedfordshire Green Belt. Policy H13 sets out that *'extensions to dwellings in the green belt will only be permitted providing that the proposed extension is modest in scale and does not result in disproportionate cumulative addition over and above the original building ...'* the proposal has two elements to it and thus set out each below followed by the cumulative impact.

Policy 36 (Development in the Green Belt) of the emerging Development Strategy for Central Bedfordshire states that planning permission may be granted for *'the extension, alteration or replacement of an existing dwelling will be granted providing it does not result in a disproportionate increase in the original size of the dwelling'* thus preserving the openness of the Green Belt.

Single storey side extension

This is located towards the rear of the host dwelling and will result in the footprint increasing by some 21.0m². It is providing an extension to the existing lounge.

One and a half side/front extension

This element is located towards the front of the host dwelling and will increase the footprint by a further 45.3m². It will provide for 2 no. further bedrooms an en-suites. At the first floor a further bedroom is being created.

Cumulative Impact

The proposed extensions will result in additional 66.0m² in floor space therefore together with the previous extension which is some 21.0 m², the dwelling would have been extended 84% of the original gross floor space. This level of extension would result in an inappropriate and disproportionate cumulative increase to the detriment of the visual amenity of the Green Belt in this location.

2. Impact on the residential amenity of neighbouring properties

Given the application sites isolated location, there would be no adverse impact on the residential amenity of neighbouring properties by reason of loss of privacy, light or overbearing impact.

3. Any other implications

There are no further considerations to this application.

Human Rights

The development has been assessed in the context of human rights and would have no relevant implications.

The Equalities Act 2010

The development has been assessed in the context of the Equalities Act 2010 and would have no relevant implications.

Recommendation

That Planning Permission be REFUSED for the following reason:

- 1 The proposed extensions, by nature of there size and the extent of previous addition to the original dwelling, represents an unacceptable cumulative addition to this property in a Green Belt location where restrictive planning policies apply; as such the proposal is contrary to Policy H13 of the Adopted South Bedfordshire Local Plan Review Policies and Policy 36 of the emerging Development Strategy for Central Bedfordshire 2013 and Section 9 of the National Planning Policy Framework 2012.

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

Planning permission has been recommended for refusal for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through positive engagement with the applicant in an attempt to overcome the reason for refusal. 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 acted pro-actively 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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