

Item No. 10

APPLICATION NUMBER	CB/13/02731/FULL
LOCATION	Crooked Oak, Bridle Way, Toddington, Dunstable, LU5 6HS
PROPOSAL	Two storey front/side extension and single storey rear extension.
PARISH	Toddington
WARD	Toddington
WARD COUNCILLORS	Cllrs Costin & Nicols
CASE OFFICER	Dee Walker
DATE REGISTERED	19 August 2013
EXPIRY DATE	14 October 2013
APPLICANT	Mr & Mrs Laird
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Applicant is a member of staff
RECOMMENDED DECISION	Full Application - Granted

Summary of Recommendation

In conclusion, the scheme by reason of its site, design and location would not harm the character and appearance of the area or have an adverse impact on the residential amenity of neighbouring properties. As such the proposal is in conformity with Policy BE8, H8 and H13 of the South Bedfordshire Adopted Local Plan Review Policies 2004; Policies 36 and 43 of the Emerging Development Strategy for Central Bedfordshire 2013 and National Planning Policy Framework. It is further in conformity with the Design in Central Bedfordshire: A Guide for Development - *Design Supplement 4: Residential Alterations and Extensions* (2009). It is therefore considered **acceptable** and that planning permission should be granted subject to conditions.

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.

The previous proposal CB/13/01825/FULL was withdrawn in order to revise and reduce the scale within the Green Belt.

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
CB/13/01825 Full: Single storey side extensions, one and a half storey
side/front extension – Withdrawn 04.07.2013

Representations: (Parish & Neighbours)

Toddington Parish Council No comments received
Adjacent Occupiers No comments received

Consultations/Publicity responses

Site Notice posted 03.09.2013
CBC Highways
CBC Public
Protection

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 15.1m². 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 36.7m². It will provide for 1 no. bedroom, 2 no. en-suites and a study. At the first floor a further bedroom is being created.

Cumulative Impact

The proposed extensions will result in an additional 51.8m² in footprint and therefore together with the previous extension which is some 39.0m²; the dwelling would be extended by some 72% of the original gross footprint. Although this is a large floorspace, the extension would appear visually subservient to the host dwelling. The proposed extensions project within the private amenity space of the host dwelling and will be mainly screened by existing mature hedging. Therefore it is considered that this scheme would not result in an inappropriate and disproportionate cumulative increase as the openness of the Green Belt in this rural location would be preserved.

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

Highways

The extensions will result in an increase in living accommodation on the ground floor and the provision of a fourth bedroom on a new first floor.

No changes are proposed to the existing means of access to the public highway and there is no impact on the existing off-street parking provision which remains at +4 spaces.

The development has the potential to give rise to a couple of additional traffic movements to/from the site. However it is considered that this increase is minimal and unlikely to give rise to any material impact on the local road network.

In a highway context, the proposal is considered acceptable.

Public Protection

They have no comments to make.

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 is GRANTED for the following reason:

RECOMMENDED CONDITIONS / REASONS

- 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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2, 3a, 4a, 6 B, 7, 8.

Reason: For the avoidance of doubt.

Notes to Applicant

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

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 early engagement with the applicant at the pre-application stage 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.