

Item No. 13

APPLICATION NUMBER	CB/13/02492/FULL
LOCATION	18 Mill Road, Cranfield, Bedford, MK43 0JL
PROPOSAL	Change of use of double garage into 2 bedroom annexe.
PARISH	Cranfield
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Bastable, Matthews & Mrs Clark
CASE OFFICER	Judy Self
DATE REGISTERED	14 August 2013
EXPIRY DATE	09 October 2013
APPLICANT	Mr L Atwill
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Ward Cllr Bastable called the application in on the grounds stated by the Parish Council, These are: We consider the proposal to be overdevelopment of the site as the garage appears to be another dwelling. Concern that there is no turning space and additional need for parking would impact on the parking in Mill Road.
RECOMMENDED DECISION	Full Application - Granted

Recommended reasons for granting

The change of use of the double garage into a two bedroom annexe would not result in any significant harm to either the character or appearance of the area or the residential amenity of any neighbouring residential properties. The proposed development is acceptable with regards to highway safety in accordance with the Local Transport Plan: Appendix F - Parking Standards. The proposal therefore complies with the National Planning Policy Framework (2012), Policy DM3 and Policy DM4 of the Core Strategy and Development Management Policies November 2009, Policy 38 and 43 of the draft Development Strategy for Central Bedfordshire and the Central Bedfordshire Design Guide for Residential Development dated 2010.

Site Location:

The application site comprises of a modern three bedroom dwelling with a double detached garage located in front of the main house. The site is accessed via a drive which lies to the south of no. 18a Mill Road. The application site is surrounded by residential properties that vary in size, age and design. The site lies wholly within

the settlement envelope of Cranfield which is identified in Policy CS1 of the Core Strategy as being a minor service centre.

Pre-application guidance has been sought.

The Application:

Planning permission is sought for the change of use of the double garage into a 2 bedroom annexe. The proposed layout comprises a bedroom, bathroom and lounge/diner at ground floor level with a second bedroom in the roofspace.

Confirmation has been received by the applicant that the application site is to be shared with their daughter and her two children.

The double garage measures 6.8m in width and 6m in depth and the dual pitched roof measures 5.5m in height. The garage would not be enlarged in any way. The fenestration changes include the replacement of the two 'up & over' garage doors with casement windows. The insertion of a first floor window in the front (south facing) elevation and a rooflight in the side (east facing) elevation which is to be obscurely glazed.

RELEVANT POLICIES:

National Planning Policy Framework (2012)

Core Strategy and Development Management Policies, November 2009

Policy DM3	High Quality Development
Policy DM4	Development Within and Beyond Settlement Envelopes

Development Strategy for Central Bedfordshire

Policy 38: Within and Beyond Settlement Boundaries

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 June 2013.)

Supplementary Planning Guidance

Central Bedfordshire Design Guide: A Guide for Development:

Local Transport Plan: Appendix F - Parking Standards

Planning History

Reference: MB/04/01528/FULL

Location: Land To The Rear Of 18, Mill Road, Cranfield

Description: Full: Erection of detached dwelling

Decision: approved

Date: 13/12/2004

Reference: MB/03/02270/OUT

Location: Land To The Rear Of 18, Mill Road, Cranfield

Description: Outline Planning Permission: Erection of detached dwelling (all matters reserved except means of access)

Decision: approved

Date: 25/03/2004

Representations: (Parish & Neighbours)

Cranfield Parish Council We consider that proposal to be overdevelopment of the site as the garage appears to be another dwelling.

Concern that there is no turning space and the additional need for parking would impact on the parking in Mill Road.

Neighbours No comments received

Site Notice posted 10/9/13

Consultations/Publicity responses

Highways No objection subject to conditions

Determining Issues

The main considerations of the application are;

1. Background and the principle of development
2. Impact on the character and appearance of the area
3. Residential amenity of neighbouring properties
4. Other issues

Considerations

Human Rights issues

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

Equality Act 2010

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

1. *Background and the principle of development*

The double garage lies within the curtilage of the main dwelling and the conversion into habitable accommodation requires consent from the Local Planning Authority as permitted development rights have been removed.

The proposed development comprises of the conversion of the garage to residential accommodation. Whilst the garage is substantial in size, given the close proximity to the main dwelling it appears ancillary to the main house and an appropriate condition would be attached to any grant of permission for it to remain as such.

The garage would not be enlarged in any way and the fenestration changes are modest in nature. The existing garage falls within the residential curtilage of the main dwelling and the principle of a change of use is considered to be acceptable.

2. *Impact on the character and appearance of the area*

The double garage is not readily visible from Mill Road itself, being behind no. 18a Mill Road. The private driveway measures approximately 40m in length and given the 'tucked away' location of the site no harm to the character and appearance of the area would result.

3. *Residential amenity of neighbouring properties*

The proposed development comprises of the conversion of the garage to residential accommodation. No first floor windows are proposed which could overlook any neighbouring properties. No harm to residential amenity (by way of overbearing impact, overlooking or loss of light) would arise.

4. *Other issues*

Highway safety and parking standards

The existing is a three bedroom dwelling with parking for four vehicles (two in the garage and two in front, one of which was a visitor space), turning for a service/delivery sized vehicle with an access adjacent to 18a.

The proposal is to alter the double garage into a two bedroom annex with two parking spaces in front, replacement parking for the existing dwelling will be adjacent to the dwelling, and visitor parking in the turning head. The proposal will use the existing access. The proposed annex is to be ancillary to the dwelling.

No objection has been raised by the Highways Authority as the submitted layout is sufficient to provide turning for a service/delivery vehicle and an adequate working area for an emergency vehicle. There is adequate parking provision providing there is no boundary treatment within the courtyard area of the proposed annex and existing dwelling and the specified condition will be attached to any permission.

Parish Council Comments:

1. We consider that proposal to be overdevelopment of the site as the garage appears to be another dwelling.

It is not considered that the conversion of the existing garage would be overdevelopment of the site. The garage would not be enlarged in any way and the fenestration changes are modest in nature. Given the close proximity of the garage to the main dwelling it appears ancillary to the main house and an appropriate condition would be attached to any grant of permission for it to remain as such.

2. Concern that there is no turning space and the additional need for parking would impact on the parking in Mill Road.

The Highways Officer is satisfied that this development is acceptable in terms of highway safety as adequate parking provision can be accommodated within the site.

Recommendation

That Planning Permission be granted subject to the following:

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 proposed development shall be carried out and completed in all respects in accordance with the access siting and layout, parking layout, refuse collection point and on site turning illustrated on the approved plan No. LJW7/13/C and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To provide adequate on site parking and turning and to provide adequate and appropriate access arrangements at all times.
- 4 No boundary treatment shall be erected within the courtyard parking and turning area in front of the annex and/or in front of no. 18 Mill Road without prior approval in writing from the local planning authority.

Reason: To provide an adequate turning area and 'working' area for emergency vehicles.
- 5 The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 18 Mill Road, Cranfield, and it shall not be occupied as a separate independent dwelling.

Reason: The ancillary accommodation created by the development is not suitable,

because of the circumstances of the site, to be used as a separate, independent residential unit, and in order to comply with the Council's Planning Obligation Strategy.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers LJW7/13/A; LJW7/13/B; LJW7/13/C; LJW7/13/F; LJW7/13/E; LJW7/13/DR and site location plan;

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. 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.

Reasons for Granting

The change of use of the double garage into a two bedroom annexe would not result in any significant harm to either the character or appearance of the area or the residential amenity of any neighbouring residential properties. The proposed development is considered to be acceptable with regards to highway safety. The proposal therefore complies with the National Planning Policy Framework (2012), Policy DM3 of the Core Strategy and Development Management Policies November 2009, Policy 43 of the draft Development Strategy for Central Bedfordshire and the Central Bedfordshire Design Guide for Residential Development dated 2010.