

Item No. 11

APPLICATION NUMBER	CB/13/02608/FULL
LOCATION	3 New Walk, Shillington, Hitchin, SG5 3LN
PROPOSAL	Single storey rear extension, front bay window and new side entrance.
PARISH	Shillington
WARD	Silsoe & Shillington
WARD COUNCILLORS	Cllr Ms Graham
CASE OFFICER	Benjamin Tracy
DATE REGISTERED	06 September 2013
EXPIRY DATE	01 November 2013
APPLICANT	Mr & Mrs J Carboni
AGENT	Peter J Farmer
REASON FOR COMMITTEE TO DETERMINE	Applicant is a member of staff.
RECOMMENDED DECISION	Full Application - Approval

Summary of Recommendation

The proposal would not have a negative impact on the character of the Conservation Area or an adverse impact on the residential amenity of neighbouring properties, therefore by reason of its size, design and location, the proposal is in conformity with Policies DM3 and DM13 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework. It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010.

Site Location:

The site is located to the south of New Walk and to the west of High Road, Shillington. The site consists of a two storey detached property and its curtilage, which benefits from a double garage accessed from New Walk which is sited to the west of the property. The site is located within the Shillington Conservation Area.

To the north of the site is a large two storey detached property (No. 1); to the west are two detached two storey residential properties (No. 7 and No. 5); and to the south of the site is a large two storey detached Grade II Listed Building known as Green End Farmhouse.

The Application:

The application is for a front bay window to replace the existing front access and porch, the instillation of a new side access with a porch feature, the instillation of a ground floor side window and a single storey rear extension.

The proposed bay window would feature a hipped roof and would project from the existing front wall by 1.1 metres and would measure 4.6 metres wide; 3.4 metres high; and would have an eaves height of 2.5 metres.

The flat roofed rear extension would infill the area between the existing single storey element of the property and the house, whereby projecting 3.7 metres from the rear wall and would measure: 3.3 metres high (including the sky light); and would have an eaves height of 3.1 metres. The rear extension would feature patio doors/windows upon the rear elevation.

The proposed porch feature to be located upon the southern side elevation would project from the side wall by 0.8 metres and would measure: 2.3 metres wide; 3.5 metres high; and would have an eaves height of 2.5 metres.

The proposed window would serve the ground floor dining area and would be located upon the southern side elevation.

RELEVANT POLICIES:

National Planning Policy Framework (March 2012)

Core Strategy and Development Management Policies (November 2009)

CS14 High Quality Development
CS15 Heritage
DM3 High Quality Development
DM4 Development Within and Beyond Settlement Envelopes
DM13 Heritage in Development

Design in Central Bedfordshire (A Guide for Development) (2010)

DS4 Residential Alterations and Extensions
DS5 The Historic Environment

Planning History

MB/82/00167/FA Full: two storey front extension.
Decision: Granted
Decision Date: 13/04/1982

Representations: (Parish & Neighbours)

Shillington Parish Council	Support the application
Shillington Village Design Association	Support the application.
Neighbours	No response received
Site Notice	No response received

Public Notice

No response received

Consultations/Publicity responses

Conservation Officer

No Objection

Determining Issues

The main considerations of the application are;

1. Appearance
2. Neighbours
3. Equality and Human Rights

Considerations

1. Appearance

Due to the scale of all additions proposed, all of which being single storey in nature, all additions would appear subservient to the original dwelling.

Although the single storey rear extension features a flat roofed design, this would be in keeping with the existing rear extension. Further; due to the location of this extension to the rear of the property, the extension would not be highly visible from any street. Therefore the design and appearance of the rear extension would not cause unacceptable harm to the character of the conservation area or the setting of the Grade II Listed Building.

Due to the scale of the proposed porch and its location to the side of the property, this addition would not be prominent from any view point from any street therefore the porch would not cause harm to the character of the conservation area or the setting of the listed building.

Although the proposed bay window would be located upon the principle elevation of the property the window would be of an acceptable scale and design. Therefore the bay window addition would not cause harm to the character of the conservation area or the setting of the listed building

A condition will be used to ensure external materials used match the house.

2. Neighbours

Due to the size and location of the proposed bay window there would be no unacceptable impact in relation to overshadowing, loss of light, outlook or an overbearing impact upon any neighbouring property. Although the location of the proposed bay window is on the front elevation of No. 3, due to the distance of this window from any neighbouring property and its siting upon the ground floor,

there would be no loss of privacy for any neighbouring property. Therefore the proposed bay window would not cause harm to the amenity or the living conditions of any neighbouring property.

Due to the location of the proposed rear extension to the north of Green End Farmhouse, the proposed extension would not cause overshadowing or loss of light. Further due to the distance between the Listed Building in relation to the scale of the extension and the boundary fence in place between neighbours, the extension would not cause an overbearing impact or an unacceptable impact in relation to loss of privacy or outlook. Therefore the proposed rear extension would not cause harm to the amenity or the living conditions of the residents of Green End Farmhouse.

Further, due to the location of the existing rear extension between the proposal and No. 1 to the north, the proposed rear extension would not cause an unacceptable impact in relation to overshadowing, outlook, loss of light or an overbearing impact upon No.1. Additionally; due to the location of fenestration and the boundary buffers in place between neighbours there would not be an unacceptable loss of privacy for the residents of No. 1. Therefore the rear extension would not cause harm to the amenity or the living conditions of any neighbouring property.

Due to the location and scale of the proposed porch and the location of the proposed ground floor side window, it is considered that these additions would not cause harm to the amenity or living conditions of any neighbouring property.

3. Equality and Human Rights

Based on information submitted there are no known issues raised in the context of Human Rights/The Equalities Act 2010 and as such there would be no relevant implications.

Recommendation

That Planning Permission be **GRANTED** subject to the following Conditions:

- 1 The development shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 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 [1799.2; 1799/3; 1799.4; and 1799.1].

Reason: For the avoidance of doubt.

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

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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