

Item No. 10

APPLICATION NUMBER	CB/13/03607/FULL
LOCATION	21 East Road, Langford, Biggleswade, SG18 9QJ
PROPOSAL	Single storey side & rear extensions
PARISH	Langford
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Clarke, Saunders & Saunders
CASE OFFICER	Lauren Westley
DATE REGISTERED	04 November 2013
EXPIRY DATE	30 December 2013
APPLICANT	Mrs B Auburn
AGENT	
REASON FOR COMMITTEE TO DETERMINE	The applicant is a member of staff.

RECOMMENDED DECISION	Full Application - Approval
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SUMMARY OF RECOMMENDATION:

The development would not have an adverse impact on the character of the area or on the amenities of any nearby dwelling. As such the proposal is in accordance with policies CS14 and DM3 of the Core Strategy and Development Management Policies (2009).

SITE LOCATION:

The application site is located on the north side of East Road, within the village of Langford. The site is occupied by a two storey, semi-detached dwelling house with a single storey rear to side extension. Access to the property is directly from East Road. The surrounding area is characterised by residential dwellings of a uniform style and appearance.

APPLICATION:

The application seeks full planning permission for single storey front, side and rear extensions to the property. The front extension will facilitate an enlarged lounge and hallway, the side extension will provide an integral garage and the rear extension will provide a new kitchen, utility room and study.

RELEVANT POLICIES:

National Planning Policy Framework (2012)

Section 7 - Requiring Good Design

Core Strategy and Development Management Policies - North (2009)

CS14 - High Quality Development

DM3 - High Quality Development

DM4 - Development Within and Beyond Settlement Envelopes

Supplementary Planning Guidance

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

4 Residential alterations and extensions

Central Bedfordshire Local Transport Plan: Appendix F - Approach to Parking (2012)

PLANNING HISTORY:

None

REPRESENTATIONS: (Parish & Neighbours)

Langford Parish Council No response received

Neighbours No response received

CONSULTATIONS/PUBLICITY RESPONSES:

Highways No objection, subject to conditions

Public Protection - No response received at time of writing
Contaminated Land

DETERMINING ISSUES:

The main considerations of the application are;

1. Visual Impact
2. Neighbouring amenity
3. Highways and parking

CONSIDERATIONS:

1. Visual Impact

The proposed single storey front extension will project 1.3m from the front wall of the original dwelling and benefit from a mono pitched roof across the frontage of the building before linking into the proposed side extension. The front extension will create a bay window and new front entrance for the dwelling. The proposal is considered to be of a scale and design that is in keeping with the original dwelling house. The original building is stepped back from the road when compared to the adjacent dwelling to the east and as such the front extension will not appear incongruous in the street scene, as it will remain behind the established building line.

The proposed side extension will extend to within 10mm of the side boundary,

with the eaves extending to the boundary. The extension will have a mono-pitched roof, linking into the front and rear extensions. Despite extending to the boundary on the ground floor, adequate space remains on the first floor between the original dwelling house and the adjacent dwelling to ensure that a terracing effect will not occur.

The proposed side extension will wrap around the rear of the dwelling, extending for 3.7m from the rear wall of the dwelling house and benefiting from a mono-pitched roof. The rear extension is of a scale and design that is consistent with the original dwelling house and as such is in keeping with the appearance of the dwelling.

It is therefore considered that the character and appearance of the original dwelling has been respected and maintained and that the extensions will be appropriate and subservient additions to the building. The proposal will not harm the street scene and as such is considered to be in accordance with policies CS14 and DM3 of the Core Strategy and Development Management Policies (2009).

2. Impact on neighbouring amenity

The front extension will project past the front building line of the attached dwelling house, however due to the minor projection and the height of the extension, the extension does not breach the 45° light lines.

The proposed side extension will abut an existing garage extension on the adjacent plot. There is an existing window in the flank wall of the neighbours extension however as the window is to a garage, light to this window is not protected.

The rear extension will project 3.7m past the rear wall of the attached dwelling, and as such regard needs to be given to the light and outlook from this property. The attached property is the mirror image of the subject dwelling, and as such the two ground floor rear windows are likely to be to the kitchen. One window is only 50cm from the boundary line, however this is a small window. A larger window is provided 2m from the boundary line. The proposal extension will breach both 45° light lines in relation to the smaller window, however only one of the lines in relation to the larger window. Under the Design Code, provided one light line is maintained, the impact on light and outlook is considered acceptable. A large garden area will remain on the application plot for amenity space for the occupiers of the dwelling.

Therefore, given the above, it is considered that the application successfully ensures that there will be no detrimental impact on the amenity of local neighbours, and outlook, daylight and privacy will all be protected. Given its size and design, the development would not have an overbearing impact on any neighbouring property. The proposal is therefore in accordance with the requirements of the Design Supplement 4 - Residential Alterations and Extensions and CS14 and DM3 of the Core Strategy and Development Management Policies.

3. Impact on highways and parking

No changes are proposed to the means of access but the existing driveway is being extended across the front of the property such that it will accommodate two cars. This is sufficient enough to ensure compliance with the Council's parking standards for a two bedroom dwelling.

The garage will be built over the existing driveway, and at 2.7m internal width, is useable but not wide enough for it to be considered as a parking space when assessed against the Council's parking standards. However at a little over 7.6m in length there is sufficient room beyond the end of a parked vehicle for additional storage. It is therefore considered that the proposal does not adversely impact upon the existing parking arrangements.

Conditions are recommended in relation to surfacing materials for the new driveway area and the use of the garage.

It is therefore considered that adequate on site parking is available for a two/three bedroom house, in accordance with policy DM3 of the Core Strategy and Development Management Policies 2009.

Human Rights Act

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

Equality Act

Based on the information submitted there are no known issues raised in the context of the Equality Act and as such there would be no relevant implications.

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, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 3 Before the development hereby approved is occupied all on site vehicular areas shall be surfaced in a manner that ensures that surface water from the site is intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the premises, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless previously agreed in writing by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 01, 02, 03, 04 and 05.

Reason: For the avoidance of doubt.

Notes to Applicant

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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