

## Item No. 10

<b>APPLICATION NUMBER</b>	<b>CB/13/04209/FULL</b>
<b>LOCATION</b>	<b>22 The Grove, Biggleswade, SG18 8JW</b>
<b>PROPOSAL</b>	<b>Single storey front and side extension</b>
<b>PARISH</b>	<b>Biggleswade</b>
<b>WARD</b>	<b>Biggleswade South</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Lawrence &amp; Woodward</b>
<b>CASE OFFICER</b>	<b>Samantha Boyd</b>
<b>DATE REGISTERED</b>	<b>02 December 2013</b>
<b>EXPIRY DATE</b>	<b>27 January 2014</b>
<b>APPLICANT</b>	<b>Ms V Cortell-Ibanez</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Applicant is a member of staff</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Recommended for Approval</b>

### Summary of Recommendation

The proposal would not have a negative impact on the character of the 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 Policy DM3 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework, 2012. It is further in conformity with the Supplementary Planning Guide: Design in Central Bedfordshire: A Guide for Development, 2010.

### Site Location:

22 The Grove is a late 1960's end of terrace property within the heart of Biggleswade. The property is set away from the public highway accessed via a pedestrian footway that runs between the existing dwellings. The surrounding properties are similar in that they are rows of terraces with access only from the footpaths.

The side boundary of the application site adjoins an area of open space known locally as 'The Spinney'. The area is entirely residential in nature.

### The Application:

Planning permission is sought for a single storey front and side extension. The front extension projects approximately 2.6m from the front elevation, extending across the whole width of the property before wrapping around the side wall and extending back by 1.9m where it would join an existing storage shed building. The roof would be of a lean to design 3.6m in height with an eaves height of 2.5m.

The extension would provide an extended lounge and a downstairs bathroom.

## **RELEVANT POLICIES:**

### **Core Strategy and Development Management Policies - North 2009**

DM3 High Quality Development

### **National Planning Policy Framework (March 2012)**

### **Supplementary Planning Guidance**

Design in Central Bedfordshire: A Guide for Development

### **Planning History**

There is no planning history

### **Representations: (Parish & Neighbours)**

Biggleswade Town Council	No objections
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Neighbours Site Notice displayed	No comments received 17/12/13
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### **Consultations/Publicity responses**

None required

### **Determining Issues**

The main considerations of the application are;

1. The effect upon the character and appearance of the area
2. Impact on neighbours
3. Any other considerations

### **Considerations**

#### **1. The effect upon the character and appearance of the area**

The property is the last in a terrace of properties and set well back from The Grove. The proposed extension will therefore not be visible within the main street scene of The Grove. Apart from window styles and differing storm porches, the row of terraces are all similar in character and none have extended to the front. The proposed extension would alter the regular pattern of the terrace, however the extension is modest in scale and as the application site is at the end of the row, the extension would not appear dominant or out of keeping with the existing dwellings.

The proposed extension is considered to be acceptable in terms of the effect on

the character and appearance of the area which accords with Policy DM3 of the Core Strategy.

## **2. Impact on neighbours**

The proposed extension would only affect the adjoining property, No 20 The Grove which is located to the south of the application site. The extension would project along the shared boundary by 2.6m at single storey height.

The neighbouring property has a ground floor window on the front elevation which may suffer some impact from the proposal. However the proposal would not fail the 45 degree test used for assessing light loss, as explained in the Supplementary Planning Guide: A Guide for Development: Residential Extensions and Alterations.

Given the location and scale of the extension no adverse loss of sunlight would occur, nor would the extension be considered as overbearing.

No windows are proposed that would result in overlooking.

The proposed extension is considered to be acceptable in terms of the impact on neighbouring amenity in accordance with Policy DM3 of the Core Strategy.

## **3. Any other considerations**

### Human Rights/Equality

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

There are no further issues to consider relevant to this application.

## **4. Conclusion**

The proposal would not have a negative impact on the character of the 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 Policy DM3 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework, 2012. It is further in conformity with the Supplementary Planning Guide: Design in Central Bedfordshire: A Guide for Development, 2010.

## **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 development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 12431/1, 12431/6, 12431/7.

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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