

Item No. 12

APPLICATION NUMBER	CB/13/03796/FULL
LOCATION	9 Park Leys, Harlington, Dunstable, LU5 6LY
PROPOSAL	Single storey front & ground & first floor side & rear extensions
PARISH	Harlington
WARD	Toddington
WARD COUNCILLORS	Cllrs Costin & Nicols
CASE OFFICER	Sarah Fortune
DATE REGISTERED	29 October 2013
EXPIRY DATE	24 December 2013
APPLICANT	Mr A Lawrence & Miss M Ellis
AGENT	R A Hollowood
REASON FOR COMMITTEE TO DETERMINE	Applicant is a member of staff
RECOMMENDED DECISION	Full Application - Granted

Summary of recommendation:

The proposal is for the erection of a single storey front extension and single storey and first floor side and rear extensions. The size, siting and design of these additions are considered to be acceptable in relation to the character of the house and the visual amenities of the street scene generally. There will not be an unduly adverse impact on the amenities of neighbours. The proposal is in conformity with policies CS1, DM3 and DM4 of the Core Strategy and Development Management Planning Document dated 2009 and policies 4, 38, 43 in the emerging Development Strategy for Central Bedfordshire dated 2013.

Site Location:

The site lies on the south side of Park Leys in the built up area of the village of Harlington and comprises of a semi-detached, two bedroomed house with attached single garage that was built over 30 years ago. It lies within a large estate of semi-detached and detached houses.

The adjoining semi-detached house has had the benefit of a two storey side extension and ground floor front addition under planning consent ref: 98/1025 dated 1998.

The Application:

This application is for the erection of a single storey front extension as well as single storey and first floor side and rear extensions. The house has had the benefit of a single storey rear extension which is used as a kitchen. The existing single width garage is to be demolished.

RELEVANT POLICIES:

Core Strategy and Development Management Policies - North 2009

CS1 Development Strategy
DM3 Amenity
DM4 Development within and beyond Settlement Envelopes.

Emerging Development Strategy for Central Bedfordshire dated 2013

Policy 43 High Quality Development
Policy 38 Development within and beyond Settlement Envelopes.
Policy 4 Settlement Hierarchy

National Planning Policy Framework (March 2012)

Supplementary Planning Guidance

Design in Central Bedfordshire A Guide to Development:
Supp 4: House Extensions and Alterations

Planning History

MB/80/01447	Garage and single storey rear extension Granted: 13/01/1981
MB/88/01363	Car port. Granted: 14/09/1988

Representations: (Parish & Neighbours)

Harlington Parish Council	No objections
Neighbours App Adv	No observations received.

Consultations/Publicity responses

Highways Officer	No objections to revised plans subject to conditions.
E.H.O.	No comment

Determining Issues

The main considerations of the application are:

1. Size, Siting and Design in relation to the character of the house and the

- visual amenities of the area generally
- 2. Impact on amenities of neighbours
- 3. Parking and Other Considerations

Considerations

Human Rights issues

There are no relevant Human Rights Issues

Equality Act 2010

There are no relevant issues under the Equality Act

1. Size, Siting and Design in relation to the character of the house and the visual amenities of the area generally

The house is a relatively modern dwelling in the village of Harlington. Harlington is defined as a Large Village under Policy CS1 in the Core Strategy and Development Management planning Document dated 2009. There are no objections to the principle of extensions to houses in this location in accordance with Policies CS1, DM3 and DM4 within the Core Strategy and Development Management Planning Document dated 2009 and policies 4, 38 and 43 in the emerging Development Strategy for Central Bedfordshire dated 2013 as long as the siting, size and design are in keeping with the house and the visual amenities of the street scene generally and that the proposals comply with the Council's design guide on House Extensions and Alterations dated 2009.

It is proposed to erect a two storey side extension to provide for a garage, utility and cloakrooms on the ground floor with a study, bathroom and en suite above. This is to have a width of 2.9 metres and be built up to the shared boundary with number 11 Park Leys to the west.

Whilst it is generally considered to be inappropriate for two storey additions to be allowed to be built up to their shared boundaries (especially when there are similar styled houses on both sides of the site which may want to have similar two storey side additions) in this case there are already many other similar extensions to similar styled houses which have taken place over many years and therefore the proposal would not be out of keeping with the character of the area. Any potential terracing effect will be ameliorated by both the difference in ground levels between this house and the property to the west and the fact that it is not on the same building line.

A revised plan has been submitted which shows this side addition set down from the main roof and set back from the house frontage so that it reads as being subservient to the main and original house and this complies with the design guide on House Extensions and Alterations.

To the rear of this is to be a part two storey and part first floor rear addition to provide for a kitchen diner on the ground floor with bedroom three above. This is to have a depth of 3.546 metres with the first floor addition - which is to be built partly over the existing ground floor addition - having a width of 4.675 metres.

The single storey lean to pitched roof front extension is to extend out by 0.7 metres from the forward most projection of the front elevation and is to extend over the whole frontage width of the extended house with the small porch area having only a lean- to roof cover. This addition is to provide for an extension to the garage and sitting room.

Clearly these additions are large in relation to the size of the original two bedroomed house and the house has already had a single storey rear extension.

However, the estate is characterised by large additions to very similar designed houses and in view of this it is felt that it is appropriate to look at the proposals in relation to their context - i.e. an area of many extended houses which have similar sized additions. It is considered that the proposal will not have an adverse impact on the character of the house or the pair of houses or the wider street scene.

The proposals comply with policies in the Core Strategy and Development Management Planning Document, the emerging Development Strategy for Central Bedfordshire dated 2013 and the design guide on House Extensions and Alterations dated 2009.

2. Impact on amenities of neighbours

The neighbours that will be potentially most affected by these extensions are those in the adjoining house at number 7 Park Leys to the east of the application site. There is already a single storey rear addition which has a depth of 4 metres and is built up to the shared boundary with this neighbouring house and the proposals will mean that the two storey element will be at 2.65 metres at its closest to this shared boundary. There will be some loss of outlook and overshadowing to this neighbour as a result of the first floor addition but in view of the fact that number 7 is on the east side of the application property there will only be some loss of direct sunlight later on in the day when the sun approaches a westerly direction.

The single storey front addition is to extend across the width of the front of the house and is to extend out 0.7metres from the original front of the forward most part of the house. This will result in some loss of outlook to number 7 Park Leys and some loss of light into the front facing dining room window but this window already has a mature conifer tree in front of it which already restricts light to this window. Loss of amenity will not be sufficient as to withhold planning permission.

The house to the west - known as number 11 Park Leys - is at a distance of 2.8m from the shared boundary with the application site. This property has had a single storey lean to pitched roof front and this addition is approximately in line with the existing front elevation of the application property. The proposed two storey side extension to the application site and the two storey rear extension are to be built so that they are up to the shared boundary with this neighbour. There are to be only two high level windows in this first floor of this side elevation and these are to serve an en suite and a bathroom so there will be limited potential for overlooking from these. This house next door only has a ground floor door in the side elevation facing the application property. Loss of amenity to this neighbour will be minimal.

3. Parking and Other Considerations

There are two parking spaces on the site at present and one of these is in the attached single garage. The proposals will provide for two parking spaces to the front of the house and one in the new garage. The highways officer is of the opinion that now the revised plans have reduced the depth of the front addition the proposals are acceptable from a highways perspective. The house is accessed from a typical estate road serving a number of similar properties. On-street parking is not prohibited and already occurs along much of its length. Whilst the scheme will effectively be one space short of full compliance with the LTP3 Appendix F standards it is considered that in this area of Harlington, where on street parking is available and can be tolerated without demonstrable harm to the wider highways network, a refusal could not be sustained on grounds of the lack of one parking space. In order that the side by side parking can be achieved in the front garden of the house it will be necessary to extend the dropped kerb and widen the crossover.

In order to provide adequate space for vehicle parking to the front of the garage a condition requiring the installation of an electrically operated roller shutter door is recommended.

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 Before the development hereby approved is occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway or into the main drainage system

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to uses of the premises and ensure satisfactory parking of vehicles outside highway limit.

- 4 The development hereby approved shall not be occupied until such time that the existing vehicle access has been widened to allow access to the on-site parking as shown on the approved plan number 131631/4/Proposed.

Reason: To secure a satisfactory access and off-road parking provision appropriate to the development, in the interest of public safety and convenience.

- 5 Notwithstanding the details shown on the submitted plan the garage hereby permitted shall be provided with electronically operated roller shutter or other similar non protruding doors in accordance with details to be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure that vehicles parked in front of the garage do not adversely affect the safety and inconvenience of road users by overhanging the adjoining public highway.

- 6 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.

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.

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 131631 (amended 01/2014), 131631/1 and 131631/5

Reason: For the avoidance of doubt.

Notes to Applicant

1. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, Technology House, 239 Amphill Road, Bedford MK42 9BA quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.

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 positive engagement with the applicant during the determination process 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.

DECISION