

## **Item No. 14**

<b>APPLICATION NUMBER</b>	<b>CB/14/00019/FULL</b>
<b>LOCATION</b>	<b>115 Bedford Road, Cranfield, Bedford, MK43 0HD</b>
<b>PROPOSAL</b>	<b>Erection of Log Cabin in Rear Garden</b>
<b>PARISH</b>	<b>Cranfield</b>
<b>WARD</b>	<b>Cranfield &amp; Marston Moretaine</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Bastable, Matthews &amp; Mrs Clark</b>
<b>CASE OFFICER</b>	<b>Annabel Gammell</b>
<b>DATE REGISTERED</b>	<b>24 January 2014</b>
<b>EXPIRY DATE</b>	<b>21 March 2014</b>
<b>APPLICANT</b>	<b>Mr Brightman</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Applicants wife works for CBC</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### **Summary of Recommendation:**

The development is considered acceptable as it accords with national and local planning policy documents. The development is suitably in accordance with policies DM3, DM4 of Central Bedfordshire Core Strategy and Development Management Policy Document, in addition to this it is considered this would result in a sustainable form of development in accordance with the National Planning Policy Framework.

### **Site Location:**

The proposal site is located at 115 Bedford Road, Cranfield. The property is a large detached bungalow constructed in brick and tile with white render detail.

The site shares a common boundary to the east with 117 Bedford Road and to the west with 113 Bedford Road. To the north is agricultural land. The site is on the edge but within the settlement boundary of Cranfield.

### **The Application:**

Permission is sought to erect a single storey outbuilding within the rear garden.

The building would measure 5.6 m in width, 4m in depth, 1.9 m to eaves height and 3.4 m. It would be constructed from wood.

### **RELEVANT POLICIES:**

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

Requiring good design

# Core Strategy and Development Management Policies, 2009

Policy DM3 - Criteria for extensions

## Supplementary Planning Guidance

Design Supplement 4: Residential Alterations and Extensions

### Planning History

<b>Application:</b>	Planning	<b>Number:</b>	CB/13/03977/FULL
<b>Validated:</b>	12/11/2013	<b>Type:</b>	Full Application
<b>Status:</b>	Decided	<b>Date:</b>	07/01/2014
<b>Summary:</b>		<b>Decision:</b>	Full Application - Granted
<b>Description:</b>	First storey extension to garage for annexe.		

<b>Application:</b>	Planning	<b>Number:</b>	MB/93/00754/FA
<b>Validated:</b>	21/06/1993	<b>Type:</b>	Listed Building
<b>Status:</b>	Decided	<b>Date:</b>	19/08/1993
<b>Summary:</b>		<b>Decision:</b>	Full Conditional Approval
<b>Description:</b>	FULL: SINGLE STOREY SIDE EXTENSION AND ERECTION OF DETACHED DOUBLE GARAGE		

<b>Application:</b>	Planning	<b>Number:</b>	MB/86/00439/FA
<b>Validated:</b>	20/05/1986	<b>Type:</b>	DO NOT USE - Full Application
<b>Status:</b>	Decided	<b>Date:</b>	15/07/1986
<b>Summary:</b>	Full Conditional Approval	<b>Decision:</b>	Full Conditional
<b>Description:</b>	FULL: SINGLE STOREY EXTENSION , FRONT PORCH AND SIDE EXTENSION TO GARAGE		

### Representations: (Parish & Neighbours)

Parish/Town Council	No objection
Neighbours	No comments received

### Consultations/Publicity responses

Site Notice	No comments received
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### Determining Issues

The main considerations of the application are;

1. Principle of development
2. Design considerations
3. Residential amenity
4. Other implications

### Considerations

## **1. Principle of Development**

The proposal site is within the Cranfield settlement envelope. Residential extensions/outbuildings are acceptable in principle subject to accordance with the criteria set out in Policy DM3 of the Core Strategy and Development Management Policies, 2009.

### **Policy DM3: High Quality Development**

All proposals for new development, including extensions will:

- be appropriate in scale and design to their setting.
- contribute positively to creating a sense of place and respect local distinctiveness through design and use of materials.
- use land efficiently.
- use energy efficiently.
- respect the amenity of surrounding properties.
- enhance community safety.
- comply with the current guidance on noise, waste management, vibration, odour, water, light and airborne pollution.
- incorporate appropriate access and linkages, including provision for pedestrians, cyclists and public transport.
- provide adequate areas for parking and servicing.
- provide hard and soft landscaping appropriate in scale and design to the development and its setting.
- incorporate public art in line with the thresholds determined by the Planning Obligations Strategy.
- ensure that public buildings are accessible for all, and comply with current guidance on accessibility to other buildings.
- respect and complement the context and setting of all historically sensitive sites particularly those that are designated.

## **2. Design Considerations**

Policy DM3 states that all proposals for extensions/outbuildings shall be appropriate in scale and design to their setting and contribute positively to creating a sense of place and respect local distinctiveness through design and use of materials.

The proposed garden building would respect the design of the existing building it is considered that it would be well related to the main house in terms of its design, siting, bulk and fenestration. There would be no significant harm to the character of the site or its surroundings. The proposal would not be visible from the streetscene.

## **3. Residential amenity**

The building would be adjacent to the boundary with number 117 Bedford Road. The gardens of these properties are large approximately 45 metres in length, and 14 metres in width. Although it would be on the boundary of number 117 Bedford Road, it would be some 10 metres from the rear elevation of this property.

It is considered that the proposed building would not have a detrimental impact on residential amenity in terms of privacy or overshadowing, loss of light, or outlook, and due to the proportions would not cause an overbearing impact.

Given the siting and scale of the building and the distance from the adjacent neighbours, there would be no undue impact to the residential amenity of no.117 Bedford Road or any other residential dwelling.

No comments were received from neighbouring properties.

#### **4. Other Implications**

##### **Human Rights issues**

There are no known Human Rights issues.

##### **Equality Act 2010**

There are no known issues under the Equality Act.

#### **Recommendation**

That Planning Permission be Approved 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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1, 2, 3, 4.

Reason: For the avoidance of doubt.

#### **Notes to Applicant**

1. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website [www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk).

**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.