

double casement window in the front wall, two first floor single casement windows in the wall forming the northern side elevation and a first floor single casement window in the rear wall.

The proposed garden wall would measure 2.4 metres high and would be sited to the rear of the dwelling house, fronting the public footpath.

RELEVANT POLICIES:

National Planning Policy Framework (March 2012)

Core Strategy and Development Management Policies (November 2009)

CS14 High Quality Development
DM3 High Quality Development

Central Bedfordshire Design Guide (March 2014)

Planning History

CB/11/00972/FULL Full: Two storey rear extension.
Decision: Planning Permission Granted.
Decision Date: 28/04/2011

MB/90/01649/FULL Full: Two storey side extension.
Decision: Planning Permission Granted.
Decision Date: 04/12/1990

Representations: (Parish & Neighbours)

Biggleswade Town Council It was resolved that the Town Council raise no objection to this application provided the neighbours are consulted and that any comments they make are considered by CBC in their deliberations. In addition, the Council is to ensure that their guidelines on the size of the proposed extension to the principle dwelling are complied with in order to eliminate detriment in respect of light and privacy of adjacent neighbours.

Neighbours No response received

Consultations/Publicity responses

Highways Development Control This application for extensions to this existing semi-detached property has very little highway impact. Sufficient parking will be retained, no alteration to the existing access is required and traffic generation is unlikely to change to any significant degree.

If the grant of planning permission is to be considered please include the following advice note.

AN/. The applicant is advised that the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 03003008049. Under the provisions of Section 59 of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of the construction of the development.

Determining Issues

The main considerations of the application are;

1. Appearance
2. Neighbours
3. Highway Safety and Car Parking
4. Equality and Human Rights

Considerations

1. Appearance

It is considered that the proposed boundary wall would be of an appropriate design and scale. Therefore it is considered that the wall would not cause harm to the character and appearance of the area.

The proposed two storey side extension would be visible within the street scene of Holme Court Avenue. The extension is considered to be in proportion with the original dwelling.

The two storey side extension would be located on the northern side of the dwelling with a set back of approximately 0.2 metres between the side of the extension from the northern boundary of the curtilage. This distance is considered to be sufficient to ensure separation between the development and adjacent dwellings, as there is a public footpath adjacent creating additional visual separation between the properties.

The proposed extension would appear as a subservient addition to the original dwelling house, whereby the ridge line would be 0.2 metres lower than the ridge line of the existing house, and the front elevation would be set back 0.4 metres from the existing front elevation. Therefore subject to a condition that would ensure the external materials match the house, it is considered that the proposed development would not cause harm to the character and appearance of the area.

The development as a whole is therefore considered to be in accordance with Policy DM3 of the Core Strategy and Development Management Policies, November 2009, the National Planning Policy Framework and in further accordance with the Central Bedfordshire Design Guide 2014, in this context.

2. Neighbours

Due to the scale and location of the proposed development in relation to the separation between the proposed development and the attached neighbour No. 163, it is considered that the proposed development would not cause an unacceptable impact in relation to loss of light, outlook, overshadowing or an overbearing impact upon this neighbouring property. Furthermore; when considering the location of fenestration in relation to No. 163 it is considered that the proposed development would not cause an unacceptable impact in relation to the privacy of the occupiers of No. 163. Therefore it is considered that the proposed development would not cause harm to the amenity or the living conditions of No. 163.

Although the proposed development would extend towards the neighbouring property No. 167 to the north of the site, a separation of approximately 7 metres would be retained due to the location of the adjoining public footpath. Therefore when considering the scale of the proposed extension and the separation between the proposed development and No. 167, it is considered that the proposal would not cause an unacceptable impact in relation to loss of light, overshadowing, outlook or an overbearing impact upon this neighbouring property.

The proposed development includes the installation of two first floor single casement windows in the wall to form the northern side elevation of the extension. Although No. 165 currently features two clear windows in the side wall of the original dwelling house, the proposed development would project closer to the neighbouring property No. 167 and would provide views to the immediate private amenity space of this neighbouring property. Therefore it is considered that a condition would be required to protect the privacy of this neighbouring property. Therefore subject to conditions, it is considered that the proposed development would not cause harm to the amenity or the living conditions of No. 167 or any other neighbouring property.

The development is therefore considered to be in accordance with Policy DM3 of the Core Strategy and Development Management Policies, November 2009, the National Planning Policy Framework and in further accordance with the Central Bedfordshire Design Guide 2014, in this context.

3. Highway Safety and Car Parking

The proposed development would generate an additional fourth bedroom, whereby the Council's car parking standard requires the provision of a minimum of three car parking spaces. Sufficient car parking would be retained to meet the Council's standard and would result in no alteration to the existing vehicular access, therefore it is considered that the proposed development is acceptable in the context of Highway Safety and Car Parking Provision.

4. 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 first floor windows in the north facing elevation of the development hereby permitted shall be fitted with obscured glass of a type to substantially restrict vision through it at all times, and fixed shut up to a height of 1.7 metres above the finished floor level.

Reason: To safeguard the amenities of occupiers of adjoining properties.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [CBC/001; P.001.; and P.002.].

Reason: For the avoidance of doubt.

Notes to Applicant

1. The applicant is advised that the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 03003008049. Under the provisions of Section 59 of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of the construction of the development.
2. While the Council has no indication of any ongoing contamination, the mapped electricity substation site to the north of the application site cotheoreticallyally pose a risk to safe and secure use of development. Regard should be given to undertaking a soil survey, and any indications of potential problems should be forward to the Contaminated Land Officer,

Andre Douglas, for advice, on 0300 300 4004 or
andre.douglas@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.

DECISION

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