

Item No. 9

APPLICATION NUMBER	CB/14/01360/FULL
LOCATION	95 High Street, Henlow, SG16 6AB
PROPOSAL	Extensions and alterations to existing dwelling
PARISH	Henlow
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Drinkwater & Wenham
CASE OFFICER	Amy Lack
DATE REGISTERED	25 April 2014
EXPIRY DATE	20 June 2014
APPLICANT	c/o Agent
AGENT	Pure Town Planning
REASON FOR COMMITTEE TO DETERMINE	Called-in to Development Management Committee by Cllr Wenham.

RECOMMENDED DECISION **Full Application - Approve**

Full Application - Approval Recommended

Summary of recommendation:

The proposed extensions and alterations to the dwelling are considered acceptable. The proposed development is considered in keeping and in character with the prevailing residential use of this part of the High Street in Henlow. The position of the extended and altered building back from the site boundary with the highway with the benefit of mature planting to the frontage which softens the impact of the development and subject to the use of high quality materials and detailing are considered works that enhance this part of the street and its context within the wider surrounding Conservation Area.

It is accepted that the proposals will have an impact upon the residential amenities currently enjoyed by those closest immediate neighbouring properties. However, the proposal is considered to have responded successfully to the constraints presented by these relationships and it is not considered to have any significant adverse impact that would warrant the refusal of the application. Accordingly the proposal is considered to comply with policies DM3 and DM13 of the Core Strategy and Development Management Policies (2009) and guidance provided the National Planning Policy Framework (2012) and Central Bedfordshire Design Guide (2014).

Approval is recommended.

Site Location:

95 High Street, Henlow comprises a detached, two storey dwelling, finished in brown brick with a tile roof, located on the west side of the road. Set back from the street by approximately 12 metres the dwelling house occupies almost the width of its 11 metre wide plot, with a 1 metre separation distance from the common boundary to the south to provide pedestrian access to the rear alongside the

southern flank of the building. The building consists of a larger two storey element with a square footprint, lower two storey element extending from the north flank hard to the shared boundary with No. 97 and set back from the principle elevation of the main element of the dwelling. To the rear the building benefits from a single storey lean to extension across its entire width.

The part of the application site which sites the subject dwelling house, inclusive of its original garden land falls within the settlement envelope of Henlow as defined on the proposals map of the Core Strategy and Development Management Policies (2009) and is located within the designated Conservation Area in Henlow.

The Application:

This application seeks planning permission for extensions and alterations to the existing dwelling.

The works comprise:

- a single storey flat roof extension to the front of the existing dwelling adjacent to the common boundary with No.97 to the north. This element will project forward 5.6 metres, is 3.7 metres in width and will rise to an overall height of 2.5, with a parapet wall along the north boundary with No.97 rising to a height of approximately 2.7 metres;
- a single storey extension to the rear across the 9.2 metre width of the dwelling, extending 4 metres from the rear wall in to the rear garden area, with a flat roof rising to a height of approximately 2.6 metres, with a parapet wall of 2.7 metres adjacent to the boundary with No.97 to the north;
- an additional one and a half storeys is proposed above the 5.8 metres of the existing single storey rear projection to the south of the building, and half a storey to the remaining two storey element of the main dwelling house to allow for accomodation within the roofspace. This will result in the ridge height of the dwelling rising to 7.8 -8.8 metres in height.

RELEVANT POLICIES:

National Guidance

National Planning Policy Framework (March 2012)
Circular 11/95 - The use of Conditions in Planning Permissions

Core Strategy and Development Management Policies (November 2009)

CS1	Development Strategy
CS14	High Quality Development
CS15	Heritage
DM3	High Quality Development
DM4	Development Within and Beyond Settlement Envelopes
DM13	Heritage in development

Supplementary Planning Guidance

Central Bedfordshire Design Guide (2014)

Planning History

MB/80/00185/FA Bedroom on top of garage. Approved. 17.04.80

Representations: (Parish & Neighbours)

Henlow Parish
Council No objection.

Neighbours Third party representations have been received from the owner/occupiers of the following addresses:

- 97, High Street
- 99A, High Street

The representations can be summarised as follows:

- The sheer scale of the proposed building in terms of its visual impact, height and encroachment on a historic part of Henlow high street and closeness to the boundary line is unacceptable;
- There is likely to be an adverse impact upon parking given the increased size of the building;
- The extension comes within 1.2 metres of the shared boundary with No.97 and therefore fails to comply with the Design Guide;
- The proposal will have an adverse impact on the daylight currently enjoyed by occupiers of No.97;
- The development will affect an existing public drain and manhole which would need diverting wholly onto the property of No.97 which would impact upon its foundations;
- The proposals will result in the removal of the hedge next to the garage;
- The eaves of the garage will overhang the property of No.97 which will require access to No/97 for maintenance purposes.

The above is a summary of the representations received. Full copies of the representations can be viewed on the application file.

Publicity

Local press advertisement	16.05.14
Site notice	23.05.14

Consultations/Publicity responses

Conservation No objection. There is some scope for a more interesting street elevation and more suitable high quality materials.

The key issue is the relationship to the neighbouring houses on the west side of the High Street in the core part of the conservation area. The Design and Access statement explains the evolution of the design thoroughly and is well presented, covering the frontage line and context relationship to the adjacent houses.

Determining Issues

The development has been assessed in the context of human rights issues and The Equalities Act (2010) and it is considered it would have no relevant implications. As such, from the consultation responses received and from an inspection of the application site and surrounding area the main considerations of the application are;

1. Character, context and design of external spaces and impact upon the surrounding Conservation Area
2. Residential amenity of neighbouring occupiers
3. Highway safety and car parking
4. Third party representations

Considerations

1. **Character, context and design of external spaces and impact upon the surrounding conservation area.**

The application site lies within a designated conservation area. Policy CS15 of the Core Strategy and Development Management Policies (2009) seeks to protect, conserve and where appropriate enhance the quality and integrity of the local built and natural environment of such area as designated heritage assets. Mindful of the aspirations of this policy and the guidance provided by the NPPF (2012) the proposed alterations and extensions to the dwelling, subject to their finish being executed in high quality facing materials is considered acceptable.

The changes proposed to the fenestration, design and appearance of the east elevation which fronts the High Street will be readily visible in views from the street scene. The altered and extended building has a roof scape comprising a hipped and pitched form, presenting a gable end to the two and a half storey element which projects towards the street. The intention is a varied palette by use of a mix of render, brick and timber to the walls and slate tiling to the roof, which in conjunction with a strong vertical emphasis and large sections of glazing will result in a contemporary appearance in a traditional form.

The key to the success of the design of this altered building will be in the detailing. This is also the view of the Conservation Officer. They raise some concern about the range of materials and consider there to be scope in adding more interest to the street elevation. However, despite the varied use of materials it is considered that the staggered frontage forms a layered elevation, animating the dwelling and providing it with interest.

Mature shrubs and trees to the east and north boundaries of the site serve to soften the frontage and lessen the visual impact of the altered dwelling within the street.

Notwithstanding the increase in the overall height of the building, from a maximum ridge height of approximately 7.7 metres to a proposed maximum ridge height of 8.6 metres, as demonstrated by the street scene depicted on submitted drawing number 007/A this is no higher than the prevailing height of semi-detached pair No. 97 and 99 immediately adjacent to the north, which notwithstanding the increased scale and massing of the subject dwelling, this neighbouring building is positioned significantly forward of the subject dwelling and as such has a greater prominence within the street. Accordingly, it is considered that the increased height and mass from views within the public realm is acceptable and remains consistent with the scale and form of the varied appearance, height and staggered building line of the existing neighbouring development along this side of the road.

Given that the dwelling as existing and proposed occupies almost the width of the plot and the separation distance between the neighbouring buildings is relatively narrow the increased mass and bulk of the proposed dwelling will not be understood as is shown in plan form, so notwithstanding the significant increase in the amount of extension proposed this will not be so evident from the street to the extent that it would appear an incongruous and overly large building.

Subject to the imposition of a condition to require the external material finish of extensions proposed to be submitted and agreed prior to any development commencing to ensure a level of quality detailing that will enhance and be appropriate to the context of the building within a conservation area (condition 2) the proposed scheme is considered to have successfully responded to the building it extends with no undue impact upon the sensitive nature of the surrounding the conservation area. Accordingly, the proposal complies with policy DM3 of the Core Strategy and Development Management policies (2009) and Central Government advice provided by the National Planning Policy (2012) with respect to Section 7 - Requiring Good Design.

2. Residential amenity of neighbouring occupiers

Notwithstanding the objection received from neighbouring occupiers at No.97 to the north of the application site, the proposals are not considered to have any significant adverse impact upon the residential amenity of nearby residential occupiers that would warrant the refusal of this application. The main considerations with respect to residential amenity are whether or not the proposed development would result in an unacceptable loss of light, have an overbearing presence that would result in the unacceptable enclosure of a neighbour's amenity space or if it would compromise the privacy of neighbouring occupiers.

The staggered building line along this side of the street sees No.93 to the south in a similar position to the subject dwelling, set back approximately 12 metres from the boundary with the public highway to the east. The semi-detached pair Nos. 97 and 99 to the north sit forward of the subject dwelling, approximately 5

metres back from the highway.

With respect to privacy no additional openings are proposed to the flank walls facing north towards No.97 and south towards No. 93. The openings provided on the front (east) and rear (south) elevations, albeit there will be a significant introduction at roof level, are not considered to afford any significantly improved opportunities to overlook and compromise the privacy of neighbouring occupiers.

A representation has been received in objection to the proposal from the occupiers of No.97, the closest neighbouring property to the north. Concern is raised with respect to the single storey garage element, projecting forward of the subject dwelling by 5.6 metres adjacent to the common boundary shared between these neighbouring properties. A parapet wall will be presented to the north flank of No.97, approximately 2.7 metres in height. The representation cites the extension as likely to take an unreasonable amount of light from their kitchen windows, obstructing their 'right to light' and failing to comply with Design Guidance which advises a extension should provide a separation distance of at least 1.2 metres from the boundary with another property. However, a separation distance of 1.75 metres will be retained between these neighbouring buildings which is not considered unreasonable and is consistent with the distance of the host dwelling off the common boundary as existing. Accordingly, the relationship that will be created between the flank walls of these neighbouring properties is considered acceptable. While it is acknowledged that the presence of a high wall close to the boundary and south of this neighbour will have an enclosing presence and reduce daylight to windows on the southern elevation, the staggered arrangement of these buildings and the forward position of No.97 sees this eastern half of this property still clear of the extended subject dwelling by 6 metres.

To the south the existing neighbouring house, No.93 has the benefit of a single storey double garage adjacent to the common boundary with the application site. This affords a separation distance of over 4.5 metres between the flank wall of the extended dwelling and the habitable rooms of No.93. The extension to the rear of the dwelling will result in a two storey form for a further 3.7 metres, 1 metres off the common boundary, but positioned north of this neighbour and with the benefit of a thick, established high conifer hedgerow and both properties benefiting from good sided rear gardens, occupiers of this neighbouring property are unlikely to experience any unreasonable enclosure or overbearing presence and as such this relationship is considered acceptable.

The proposal is considered to satisfactorily respect the constraints of the site and residential amenity of existing nearby properties by not resulting in any undue overlooking, enclosure or overshadowing of these neighbours as a result of the development works. Accordingly, the proposal is considered to comply with policy DM3 of the Local Plan.

3. Highway safety and car parking

As existing the property benefits from four bedrooms. The proposed development potentially allows for a further two bedrooms at second floor level, to result in a dwelling comprising a total of six bedrooms.

A garage space has been retained internal to the footprint of the dwelling and by virtue of the position of the dwelling back into the site from the boundary with the highway, 10 metres at its closest, extending to 12 metres the site is considered to make good provision for on site car parking in accordance with the Council's current Car Parking Standards as set out the Central Bedfordshire Design Guide (2009) which seeks provision of four spaces on site.

Notwithstanding the potential increase in movements to and from the site the established use as a residential dwelling and with no alterations proposed to the existing access these are unlikely to result in an adverse impact upon the immediate local highway network. As such, with respect to car parking provision and highway safety, subject to a condition requiring the garage accommodation to remain for this purpose (condition 3), the proposal is considered acceptable and in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009) and advice provided by the Central Bedfordshire Design Guide (2014).

4. Third party representations

The concerns raised with respect to the negative impact the proposed extensions will have upon the residential amenity afforded to occupiers of No.97 have been address above within the main body of the report at Section 2 under the heading '*Residential amenity of neighbouring occupiers*'. On balance it is considered that the proposal respects the constraints of the site and is unlikely to have any significant adverse impact upon the residential amenity currently enjoyed by neighbouring occupiers either side, to the north or south, that would warrant the refusal of the development works proposed by this application.

The third party representation also points out that the footprint of the extension to the front of the subject dwelling, in the location proposed, will prevent access to an existing manhole and drain. It is likely that in complying with building regulations the applicant may be required to divert the foul water drainage within the curtilage of their property to enable access should they receive planning permission and implement the proposed development. Notwithstanding this, the matter is not considered a material planning consideration which can be given any weight in the determination of this application.

Recommendation

It is recommended that Planning Permission be approved subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted 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 **Before development/work begins and notwithstanding the details submitted with the application, details of the materials to be used for the external windows, doors, walls, roofs and rainwater goods of the extended and**

altered building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development/work shall be carried out only in accordance with the approved details.

Reason: To ensure that the development/work is in keeping with the existing building (policy DM3 and DM13 of the Core Strategy and Development Management Policies 2009).

- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, all garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted 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 (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:001/A; 002; 003; 004/A; 005/A; 006/A; 007/A.

Reason: To identify the approved plan/s and to avoid doubt.

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

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