

Item No. 11

APPLICATION NUMBER	CB/14/03214/FULL
LOCATION	62 Nottingham Close, Ampthill, Bedford, MK45 2FZ
PROPOSAL	Two storey side extension including change of use of amenity land.
PARISH	Ampthill
WARD	Ampthill
WARD COUNCILLORS	Clrs Duckett, Blair & Smith
CASE OFFICER	Annabel Robinson
DATE REGISTERED	12 August 2014
EXPIRY DATE	07 October 2014
APPLICANT	Ms H Winter & Mr E Bartlett
AGENT	S R Everitt
REASON FOR COMMITTEE TO DETERMINE	The Owner of this property is an employee of Central Bedfordshire Council, within the Development Management Department
RECOMMENDED DECISION	Full Application - Approve

Summary of Recommendation:

The planning application is recommended for approval, the design of the extension would be in accordance with Central Bedfordshire Core Strategy and Development Management Policy DM3. It would not have a significant impact upon the residential amenity of any adjacent properties and would result in an extension suitable for the location. It is considered that the design is in accordance with the Central Bedfordshire Design Guide.

Site Location:

The application site is 62 Nottingham Close in Ampthill, which is an end-terrace two storey residential property. The house is constructed from brick, which has been painted white with a gable ended tile roof. The property has a detached garage adjacent to the dwelling house. There is space for 3 cars to park off street. Nottingham Close is a modern residential road to the south of the centre of Ampthill, it is part of the development known as Ampthill Heights, number 62 is on the north eastern side of the road, the dwellings adjacent are constructed in a similar style, there is an allotment to the north.

The Application:

This application seeks permission for a two storey side extension. This would involve the change of use of a parcel of land to the north of the dwelling house from "amenity land" to "residential".

The side extension would measure approximately 3.3 metres in width and 7 metres in depth it would have a maximum height of 7.1 metres. The materials would match

that of the original dwelling house.

RELEVANT POLICIES:

National Policies

The National Planning Policy Framework

Core Strategy and Development Management Policies, November 2009

Policy DM3 - High Quality Development

Supplementary Planning Guidance

Design in Central Bedfordshire, a Guide for Development.

Planning History

None since originally constructed

Representations: (Parish & Neighbours)

Amphill Town Council:	Support providing rights of way issues are agreed.
Adjacent occupiers:	No comments received

Consultations

Site Notice Posted :	No comments received
Highways:	No objection and the development would result in a three bedroom dwelling house.

Determining Issues

The main considerations of the application are;

1. The principle of the change of use of the land.
2. The effect upon the character and appearance of the area.
3. The impact on neighbouring amenities.
4. Other considerations.

Considerations

1. The principle of the change of use of the land.

The area to the side of the dwelling house, was left out of any designated residential curtilage, the piece of land forms a triangle which is at a higher level than the area for parking. The land is between the side elevation of the dwelling and adjacent to allotments and there is a line of trees between the amenity land

and the allotments. There is a right of access for the neighbouring property, this would be re-routed, as shown on plan SE2904/1AB. This is not a formal right of way, and therefore more of a civil issue for the applicant to agree with their neighbour. Access for these properties has been shown, and therefore it is considered that allowing the extension would not restrict the rights of the adjacent property.

In terms of amenity, this piece of land is only partially visible with glimpsed views from the public realm. It is considered that it only has very limited value in terms of wider amenity, and would not be a significant loss to the overall openness of the development.

It is considered that the change of use of this parcel of amenity land into residential land would not have a significant impact upon the character and appearance of the area, and would therefore be acceptable.

2. The effect upon the character and appearance of the area.

The proposal due to its set back and siting would not be highly visible within the street scene of Nottingham Road. It is considered that the extension would be in proportion with the original dwelling. The two storey side extension would be located on the northern side of the dwelling and there is currently an allotment adjacent. As such, it is considered that the development would not result in the terracing of properties.

The extension would be set down in height some 0.4 metres from the top of the existing dwelling, and set back some 2 metres from the front elevation. It is considered that the design is in accordance with technical design guidance and would be acceptable in terms of impact upon the streetscene.

The development would not have a significant impact upon the character or appearance of the area and is therefore considered in accordance with Policy DM3 of the Core Strategy and Development Management Policies, November 2009.

3. The impact on neighbouring amenities.

The property is end terrace it is attached to number 60 Nottingham Close, and adjacent to an allotment.

Loss of light:

The side extension would be two storey but it would not significantly affect the light to any neighbouring property. It is considered that there is suitable spacing between the properties to ensure no undue loss of light into any other residential property.

Overbearing impact:

It is judged that the development would not contribute to the overdevelopment of

the site or have an overbearing impact on the neighbouring properties or streetscene. It is judged to be in proportion with the house and appropriate for the size of plot. This development is in accordance with Policy DM3 of the Core Strategy and Development Management Policies, November 2009.

Loss of privacy:

There are additional windows proposed within the front and rear facing elevations, it is considered that views achievable from the extension would be similar to those from the existing dwelling house. In addition there is a 1st floor side facing window, this would overlook the allotment, it is considered that this would not be a loss of privacy. (it would encourage passive surveillance of this area, which would be a positive result)

Outlook:

The extension would not detrimentally affect neighbouring properties in terms of outlook, the extensions would be visible, but materials would harmonise with the original dwelling.

No comments were received from neighbouring residents.

4. Any other implications

Impact upon the Highway:

The highway officer raised no objection to this application, as the 1st floor would be reconfigured to still have three bedrooms. Three parking spaces would be possible, within and in front of the garage.

Human Rights:

The development has been assessed in the context of the Human Rights and would have no relevant implications.

Equalities Act 2010:

The development has been assessed in the context of the Human Rights and would have no relevant implications.

Recommendation

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 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 the existing building in the interests of the visual amenities of the locality.

(Policy 43, DSCB)

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers SE2904/1AB, SE2904A.

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

Notes to Applicant

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

2. **Will a new extension affect your Council Tax Charge?**

The rate of Council Tax you pay depends on which valuation band your home is placed in. This is determined by the market value of your home as at 1 April 1991.

Your property's Council Tax band may change if the property is extended. The Council Tax band will only change when a relevant transaction takes place. For example, if you sell your property after extending it, the new owner may have to pay a higher band of Council Tax.

If however you add an annexe to your property, the Valuation Office Agency may decide that the annexe should be banded separately for Council Tax. If this happens, you will have to start paying Council Tax for the annexe as soon as it is completed. If the annexe is occupied by a relative of the residents of the main dwelling, it may qualify for a Council Tax discount or exemption. Contact the Council for advice on **0300 300 8306**.

The website link is:

www.centralbedfordshire.gov.uk/council-and-democracy/spending/council-tax/council-tax-charges-bands.aspx

DECISION

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