

Item No. 15

APPLICATION NUMBER	CB/14/04856/FULL
LOCATION	15A High Street, Langford, Biggleswade, SG18 9RU
PROPOSAL	Single & two storey rear extension, garage conversion, & internal alterations.
PARISH	Langford
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Clarke, Saunders & Saunders
CASE OFFICER	Mark Spragg
DATE REGISTERED	12 December 2014
EXPIRY DATE	06 February 2015
APPLICANT	Mr & Mrs J Price
AGENT	Norman Mole Associates
REASON FOR COMMITTEE TO DETERMINE	Called in by Councillor Gill Clarke on the grounds of overdevelopment
RECOMMENDED DECISION	Full Application - Recommended for approval

Reason for Recommendation:

The proposal would not have a detrimental impact on the existing building or on the surrounding area and would not unduly impact on the residential amenity of neighbouring properties, whilst providing adequate parking provision. As such the proposal is considered in conformity with Policies CS1, DM3 and DM4 of the Core Strategy and Management Policies, November 2009; the Central Bedfordshire Development Strategy (Draft), and The National Planning Policy Framework 2012. It is further in conformity with the Supplementary Design Guide: Design in Central Bedfordshire, 2014.

Site Location:

The proposal site, which is located in the settlement envelope of Langford comprises a two storey 3 bedroom detached house sited towards the front part of a plot which has a rear garden extending to a depth of approximately 40 metres.

To the south of the site is No.17 High Street, whilst to the north is No.15 High Street. The garaging and turning area for properties on The Leys also abut the northern boundary. The flank wall of 2b The Leys adjoins the rear north east corner of the application site.

The Application:

Planning permission is sought to construct a part two storey, part single storey rear extension to provide two additional bedrooms with an en suite on the first floor and an enlarged kitchen and dining room on the ground floor. The extension would project 5.2m at first floor level and 9.8m on the ground floor.

It is also proposed to convert the existing integral garage to provide a gym and toilet.

The application is accompanied by a Design and Access Statement

RELEVANT POLICIES:

National Planning Policy Framework (2012)

7. Requiring good design

Core Strategy and Development Management Policies, November 2009

Policy DM3	High Quality Development
Policy DM4	Development within and beyond settlement envelopes

Development Strategy for Central Bedfordshire

Policy 43 High quality development

Having regard to the National Planning Policy Framework, limited weight is given to the policies contained within the emerging Development Strategy for Central Bedfordshire, which is consistent with the NPPF. The draft Development Strategy was submitted to the Secretary of State on 24th October.

Supplementary Planning Documents (SPD)

Design in Central Bedfordshire: September 2014 A Guide for Development

Relevant Planning History

14/03296	Single and two storey extension, garage conversion. Withdrawn.
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Representations: (Parish & Neighbours)

Langford Parish Council	Object, for the following reasons: <ul style="list-style-type: none">- The increased footprint would be excessive and out of keeping with the area.- Impact on neighbouring properties on High Street and The Leys.
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Neighbours	Three letters of objection have been received, from the occupiers of 15 and 17 High Street and 2a The Leys. The comments in respect of the extensions are summarised as follows: <ul style="list-style-type: none">- The extensions would dominate the original dwelling.- Out of keeping- Loss of light/privacy to and overbearing on amenities
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- of No.17.
- Overbearing on No.15.
- Impact of new garage on the amenity of No.17.

Consultations/Publicity responses

None

Determining Issues

The main considerations of the application are;

1. Design and impact upon the character and appearance of the area.
2. Impact on neighbouring amenity
3. Parking and highway issues

Considerations

1. Design and impact on the character and appearance of the area.

This application follows a previous application for a larger two storey rear extension which was withdrawn.

The two storey rear extension albeit quite a large extension, would be less than the original property and being located at the rear would ensure that the original character of the property would be maintained from the public domain. The single storey extension due to its height and position would also not harm the appearance of the original property, despite its depth. It is proposed that the finish of the extensions and alterations would match that of the existing property. Due to the position of the proposed two storey extension the two storey element would be mostly screened from any views from the north, being obscured by No.15. From the south the impact of the two storey extension would also be minimal due to the set back of the building and the siting of No.17, which currently extend approximately 6m further than 15a. As such it is not considered that the proposal would result in any undue harm to the character of the surrounding area.

The proposed changes to the front of the property, with the replacement of the garage door with render and a new window, are considered acceptable and in keeping with the existing house.

2. Impact on neighbouring amenity

The proposal would provide a single storey extension extending to a depth of 9.8m. Whilst the extension would be large it would be sited approximately 2m from the rear garden boundary of No.15 and at a height of 4m. The two storey element would extend to a depth of 5.2m, and be approximately 5m from the boundary of No.15 and 15m from the rear elevation of that property. Due to the separation distance of the extensions it is not considered that any unreasonable loss of light or amenity to the occupants of No.15 would result. The only

windows proposed in the north facing elevation of the extension would be high level rooflights in the single storey part which would not cause any loss of privacy.

To the south of the site is No. 17 a two storey cottage, which is orientated towards the application site (to the north) and already faces the existing flank elevation of 15a at a distance of approximately 10m. Whilst the two storey rear extension would project a further 5.2m beyond the existing it is considered that due to the separation of the properties the additional projection would not result in any significant loss of light, particularly given the northerly orientation, or appear unduly overbearing. No first floor windows are proposed in the south facing side elevation of the extension. It is not considered that any loss of privacy would result from the proposed new ground floor windows or from the juliet balcony at the rear, however it is considered necessary to impose a condition to prevent use of the flat roofed area beyond.

Whilst comments from the occupants of No.17 have been made regarding the recently constructed detached garage and noise from vehicles using it, the new garage does not comprise part of this application.

The front elevation of 2a The Leys would be approximately 30m from the rear of the proposed extension and as such it is not considered that any loss of privacy or amenity to that property would result.

3. Parking and highway issues

The application site has a minimum of 4 parking spaces and as such there would be no parking implications arising from the proposed extension and loss of the existing integral garage.

Recommendation

That Planning Permission be granted 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 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (including any Order amending, revoking or re-enacting that Order, with or without modification) no balustrading, or similar means of enclosing any part of the roof area (including any roof void) of the extension hereby permitted, shall be installed, nor shall any part of the said roof area be used as a balcony, roof garden, or similar amenity area without the grant of a further specific planning permission from the Local Planning Authority.

Reason: To protect the privacy of the occupiers of adjoining properties.
(Policy 43, DSCB).

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC001 Location Plan, 1417.01, 1417.02.

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

Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

The Council acted pro-actively through early engagement with the applicant at the pre-

application stage 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.