

Item No. 11

APPLICATION NUMBER	CB/15/00077/FULL
LOCATION	7 Goodwood Close, Clophill, Bedford, MK45 4FE
PROPOSAL	Conversion of loft with 3 dormer windows and rooflights
PARISH	Clophill
WARD	Amphill
WARD COUNCILLORS	Cllrs Duckett, Blair & Smith
CASE OFFICER	Lisa Newlands
DATE REGISTERED	07 January 2015
EXPIRY DATE	04 March 2015
APPLICANT	Mr & Mrs K Garwood
AGENT	FOD Limited
REASON FOR COMMITTEE TO DETERMINE	Loss of privacy to neighbouring property, lack of parking and existing drainage capacity problems.
RECOMMENDED DECISION	Full Application - Granted

Summary of representations

The proposed development would consist of a revision to the previously approved large flat roof dormer, with the creation of two smaller pitched roof dormers to the garden elevation and one to the elevation facing 8 Goodwood Close. It is considered that the proposed development would reduce the bulk of that previously approved and would not result in any detrimental impact on the residential amenities of any neighbouring residential properties; as such the proposal is in conformity with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) and Policy 43 of the emerging Development Strategy for Central Bedfordshire. It is also in conformity with the technical guidance within the Design Guide for Central Bedfordshire.

Site Location:

The application site is a detached four bedroomed dwelling on the west side of Goodwood Close in a housing development with a mix of varying styles and sizes. Access is from Goodwood Close from a shared access serving the application site and the neighbouring properties. There is a detached double garage to the south-west corner of the site and parking in front of the garage.

The Application:

Planning permission is sought for the conversion of the loft with 3 dormer windows and rooflights. This scheme seeks to revise a previously approved scheme for the loft conversion which involved a large flat roof dormer along the west side of the property.

RELEVANT POLICIES:

National Planning Policy Framework (2012)

Core Strategy and Development Management Policies - North 2009

Policy DM3 - Amenity

Emerging Development Strategy for Central Bedfordshire (2014)

Policy 43 - High Quality Development

Supplementary Planning Guidance

Design in Central Bedfordshire A Guide for Development:
Supp 4: House Extensions and Alterations

Planning History

Application:	Planning	Number:	CB/14/00480/FULL
Validated:	11/02/2014	Type:	Full Application
Status:	Decided	Date:	26/03/2014
Summary:		Decision:	Full Application - Granted
Description:	Erection of single storey rear extension and conversion of loft with new dormer window.		
Application:	Planning	Number:	CB/14/00156/LDCP
Validated:	21/01/2014	Type:	Lawful Development Cert - Proposed
Status:	Decided	Date:	18/03/2014
Summary:		Decision:	Lawful Dev - Proposed - Granted
Description:	Lawful Development Certificate Proposed: Siting of a mobile home.		

Representations: (Parish & Neighbours)

Parish/Town Council

Several near neighbours have made representation to the council on the size of this property but it is noted that most of the material alterations have been previously approved and the villagers concerned have been informed. One point my councillors have asked me to raise with you are the height of the new dormer windows. It had previous been thought that they should be subservient to the main building and in the drawing submitted they appear not to be. In the circumstances the parish council however does not object to this application other than forward the comments made.

Neighbours

2 objections received from 5 and 8 Goodwood Close raising the following issues:

- The inclusion of dormer windows will reduce the natural light to our property;
- the dormer window on the side elevation will reduce privacy and be overbearing to our property;
- The dormer window will overlook the highway and be fully visible from the Close. Not in keeping with the

- residential properties within this small development;
- Access and parking - the property would become a 6 bedroom dwelling with a two bedroom mobile home in the garden, thus now 8 bedroom. Resulting in increased traffic and serious issues regarding parking;
- overdevelopment
- serious drainage issues within the Close;
- permission has not been sought from the Residence Association for any alterations to the property, which is a requirement on the deeds of all properties within the Close;
- Turning circles for vehicles are restricted due to overparking;
- dormer windows will enable our property to be overlooked as well as our gardens;
- loss of privacy;

Consultations/Publicity responses

Site Notice displayed
04/02/15

Highways Officer No objection received

Determining Issues

The main considerations of the application are;

1. The impact of the proposal on the character and appearance of the surrounding area;
2. The impact of the proposal on the residential amenities of any neighbouring properties;
3. Access and parking;
4. Other considerations

Considerations

1. The impact of the proposal on the character and appearance of the surrounding area;

The application site lies within a small residential area within Clophill. It is a large corner plot, with its front facing gable end elevation facing southwards towards number 5 Goodwood Close.

The loft area is proposed to be converted into two bedrooms with a shower room. The previous application proposed a loft conversion with a flat roof dormer and the creation of a master bedroom and dressing room, with en-suite.

The proposed development would involve two smaller pitched roof dormers in place of the large flat roof dormer. They have been amended from the original submission setting them down below the ridge line, to appear more subservient. A further dormer is proposed on the elevation fronting 8 Goodwood Close. A

window was originally proposed in this dormer, however, due to concerns regarding loss of privacy to the neighbouring property, the window has been removed and replaced with blank elevation and two rooflights as it primarily serves the shower room.

The proposed dormers will be readily visible from various locations around the site including from the A507. It is considered that the proposed development would reduce the bulk of the previously approved flat roof dormer and would be more attractive within the street scene.

The proposals are in compliance with policies in the Core Strategy and Development Management Policies for Central Bedfordshire (North) and policies within the Emerging Development Strategy for Central Bedfordshire as well as the technical guidance within the Design Guide for Central Bedfordshire.

2. The impact of the proposal on the residential amenities of any neighbouring properties;

The proposed development would involve the creation of three dormer windows, two of which would be in place of the previously approved flat roof dormer and the third on the elevation facing 8 Goodwood Close.

Concern has been raised regarding the loss of privacy from the proposed dormers. The dormer fronting 8 Goodwood Close would be a blank elevation with rooflights in the pitched roof and would serve the shower room. It is therefore not considered that there would be any loss of privacy to 8 Goodwood Close from this dormer.

The remaining two dormers would have a separation distance of some 38 metres to the rear of the dwellings within Old Silsoe Road and would have direct views over the garden/ mobile home within the application site. Given the design and orientation of the proposed dormers it is not considered that there would be any loss of privacy to 5 Goodwood Close, with no windows providing any direct overlooking to this neighbour.

Given the design and scale of the proposed development, it is not considered that it would result in any detrimental loss of light, privacy or overbearing impact on any neighbouring residential properties.

3. Access and parking;

There is a double garage on site and to the front of this three car parking spaces are shown on the revised plan. The highways officer has advised that five car parking spaces would be acceptable for this proposed development and in accordance with the Council's guidance.

The applicant has confirmed that the red line area of the access is owned by them but the neighbour at number 5 Goodwood Close has rights of way across the access. The area that has to be kept available as a right of way is indicated in hatching on the revised plan.

4. Other considerations

With regards to the drainage at the site this has been raised by a number of residents and was fully considered in the last application where the single storey extension was proposed. This application does not involve the creation of any further floor space on the ground and therefore is not considered to be issue for consideration in this application.

Human Rights issues

There are no relevant Human Rights Issues

Equality Act 2010

There are no relevant issues under the Equality Act

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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Site Location Plan; GAR/01P/Sk(A)14 I; GAR/02P/Sk(A)14 I

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

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.