

Item No. 11

APPLICATION NUMBER	CB/15/00553/FULL
LOCATION	101 Stanbridge Road, Leighton Buzzard, LU7 4QA
PROPOSAL	Detached garage with storage room over (revised application CB/14/01135/FULL).
PARISH	Leighton-Linslade
WARD	Leighton Buzzard South
WARD COUNCILLORS	Cllrs Berry, Bowater & Dodwell
CASE OFFICER	Donna Lavender
DATE REGISTERED	16 February 2015
EXPIRY DATE	13 April 2015
APPLICANT	Mr Ridgway
AGENT	RM Architectural Consultants Ltd.
REASON FOR COMMITTEE TO DETERMINE	Ward Member Call In on grounds of precedent set by other outbuildings in the area.
RECOMMENDED DECISION	Full Application - Recommended for Refusal

Summary of Recommendation

The proposed development would be detrimental to the visual amenities of the streetscene due to its siting and excessive scale and would also result in an unacceptable amount of overlooking to the living accommodation and garden space of 36 Garden Leys. The proposal is therefore contrary to national policy in the form of the National Planning Policy Framework (NPPF), policy BE8 of the South Bedfordshire Local Plan Review, policy 43 of the emerging Development Strategy for Central Bedfordshire and the Central Bedfordshire Design Guidance.

Site Location:

The application site consists of a two storey semi-detached dwellinghouse located on Stanbridge Road within the town of Leighton Buzzard. The site is flanked to the east by 103 Stanbridge Road, to the west by 99 Stanbridge Road and to the rear by properties in Garden Leys.

The Application:

Permission is sought for the erection of a detached double garage and store measuring approximately 6.7 metres in width, 6.8 metres in depth and 5.4 metres in height incorporating a hipped roof design. A dormer window is proposed to be installed into the front elevation of the proposed outbuilding measuring approximately 1.2 metres in width, 1.9 metres in depth and 1.8 metres in height incorporating a gable roof design. The garage would be accessed off Garden Leys.

RELEVANT POLICIES:

National Planning Policy Framework (March 2012)

South Bedfordshire Local Plan Review Policies

BE8: Design Considerations

T10 Parking

(Having regard to the National Planning Policy Framework, the age of the plan and the general consistency with the NPPF, policy BE8 is still given significant weight. T10 is afforded less weight.)

Development Strategy for Central Bedfordshire

Policy 27: Parking

Policy 43: High Quality Development

(The Development Strategy was submitted to the Secretary of State on 24th October 2014. Having regard to the National Planning Policy Framework, weight is given to the policies contained within the emerging Development Strategy for Central Bedfordshire, which is consistent with the NPPF.)

Supplementary Planning Guidance

Central Bedfordshire Design Guide: A Guide for Development (Sept 2014)

Planning History

Application:	Planning	Number:	CB/15/00566/LDCP
Validated:	16/02/2015	Type:	Lawful Development Cert - Proposed
Status:	Decided	Date:	17/03/2015
Summary:		Decision:	Lawful Dev - Proposed - Granted
Description:	Lawful Development Proposed: Detached garage.		

Application:	Planning	Number:	CB/14/03630/FULL
Validated:	19/09/2014	Type:	Full Application
Status:	Decided	Date:	10/11/2014
Summary:		Decision:	Full Application - Granted
Description:	Vehicle crossover of public footpath to Stanbridge road for 2 bay parking for above property		

Application:	Planning	Number:	CB/14/04737/FULL
Validated:	03/12/2014	Type:	Full Application
Status:	Withdrawn	Date:	27/01/2015
Summary:		Decision:	Application Withdrawn
Description:	Detached garage with storage room over (revised application CB/14/01135/FULL).		

Application:	Planning	Number:	CB/14/01135/FULL
Validated:	28/03/2014	Type:	Full Application
Status:	Decided	Date:	16/05/2014
Summary:		Decision:	Full Application - Refused
Description:	Detached garage with storage room over.		

Representations: (Parish & Neighbours)

Town Council

Leighton Linlade Town Council - None received to date

Neighbours

36 Garden Leys (11/03/15) - Concerns raised in respect of parking, privacy and potential future use of the building for business purposes or living accommodation.

Consultations/Publicity responses

1. CBC Highways Officer (11/03/15) - No Objection, subject to the imposition of a condition requiring the garage to be used for storage and parking only.

Determining Issues

The main considerations of the application are;

1. **Design Considerations**
2. **Impact on the Residential Amenity**
3. **Highway Safety & Parking Considerations**
4. **Other Issues**

Considerations

1. Design Considerations

Policy BE8 of the South Bedfordshire Local Plan Review requires extensions and outbuildings within the curtilage of a site, to complement and harmonise with the existing dwellinghouse, taking opportunities where possible to enhance or reinforce the character of the area.

The proposed outbuilding would due to its siting, be largely visible within the streetscene and is considered to be of an excessive scale and bulk which is disproportionate to the existing dwellinghouse. Whilst it is acknowledged that planning permission was approved for a garage of a similar size to the rear of the property of 95 Stanbridge Road in 2005 under planning reference CB/05/01315/FULL, the location of this previously approved garage is not as visible within the context of the streetscene, as the siting of that proposed at the end of the cul-de-sac.

Furthermore the previously approved garage was permitted at a time when the Council had not adopted technical design guidance, which regard must be given to, for the new proposal. The Central Bedfordshire Design Guide states that the proposal should not dominate the host dwellinghouse and appear as an addition in a supporting role. The proposed garage encompasses a footprint almost the same as the existing dwellinghouse and therefore it cannot be considered proportionate to the host dwellinghouse and would by the very definition of its height, footprint and siting be domineering. Whilst it is acknowledged that there has been some reduction in height, a re-siting from the original refused planning application under reference CB/14/1135/FULL and a reduction of the number of dormers since the previously withdrawn application under reference CB/14/04737/FULL, the alterations are not so significant to have mitigated the overarching impact of this development of the character on the streetscene.

In addition to this application a certificate of lawfulness of proposed development has been allowed for a single storey outbuilding to be erected of no more than 50% of the curtilage of the site. This differs significantly to that which is proposed herein as it would have a reduced height of no more than 2.5 metres and it is considered that the overall height of the development proposed by this current application at 5.4 metres exacerbates the overall scale of the development to the detriment of the character of the streetscene.

On this basis it is considered that the proposal would fail to conform with policy BE8 of the South Bedfordshire Local Plan Review, policy 43 of the emerging Development Strategy for Central Bedfordshire and the Central Bedfordshire Design Guide, supplement 4: Residential Extensions.

2. Impact on the Residential Amenity

Policy BE8 of the South Bedfordshire Local Plan Review considers that planning permission would only be granted whereby the proposal would not result in an unacceptable adverse impact on the general or residential amenity and privacy.

Due to siting and scale of the proposed outbuilding there would unlikely be any impact in terms of loss of light or overshadowing to the occupiers of neighbouring properties. A window is proposed to be installed into the roofspace of the front elevation of the building. Due to its siting, concerns have been raised by the occupiers at 36 Garden Leys about the potential for overlooking directly into their property. Whilst the distance between the proposed development and the main dwellinghouse of 36 Garden Leys is considered to be fairly tight, it is not considered unacceptable and would unlikely give rise to mutual overlooking to habitable rooms of the main house. However only a short distance of approximately 10 metres is proposed between the proposal and the curtilage of 36 Garden Leys and therefore it is considered that overlooking would result to the private garden space of this neighbouring property.

On this basis it is considered that the proposal would therefore fail to conform with policies BE8 of the South Bedfordshire Local Plan Review, 43 of the emerging Development Strategy for Central Bedfordshire and the Central Bedfordshire Design Guide.

3. Highway Safety & Parking Considerations

No changes are proposed to the existing means of access to the site via Garden Leys and the proposal will increase the level of parking provision at the rear of the dwelling.

Provided that the room above the garage is used for storage purposes or uses ancillary to the principal use of the main dwelling house, the proposal is unlikely to give rise to any additional traffic movements to and from the site and hence is unlikely to have an adverse impact on the immediate highway and therefore the proposal conforms with policies T10 of the South Bedfordshire Local Plan Review and 27 and 43 of the emerging Development Strategy for Central Bedfordshire and the Central Bedfordshire Design Guide.

4. Other Issues

Human Rights issues

The proposal raises no Human Rights issues.

Equality Act 2010

The proposal raises no issues under the Equality Act.

Recommendation

That Planning Permission be REFUSED due to the following:

RECOMMENDED REASON

- 1 The proposed outbuilding by reason of its siting, excessive size, bulk and scale would fail to compliment the character of the area or the existing dwelling and other similar properties in the locality and would be detrimental to the visual amenities of the street scene and locality and of nearby residents. The development would also result by reason of its proposed use and close proximity, in an unacceptable amount of overlooking to the garden space of 36 Garden Leys, detrimental to the amenities of the occupiers. The proposal is therefore contrary to national policy in the form of the National Planning Policy Framework (NPPF), policy BE8 of the South Bedfordshire Local Plan Review, policy 43 of the emerging Development Strategy for Central Bedfordshire and the Central Bedfordshire Design Guidance.

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

Planning permission has been recommended for refusal for this proposal for the clear reasons set out in the report. The Council acted pro-actively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The applicant was invited to withdraw the application to seek pre-application advice prior to any re-submission but did not agree to this. The Council has therefore acted pro-actively 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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