

Item No. 16

APPLICATION NUMBER	CB/15/01464/FULL
LOCATION	14 Verne Drive, Ampthill, Bedford, MK45 2PS
PROPOSAL	First floor side extension above existing garage/utility room.
PARISH	Ampthill
WARD	Ampthill
WARD COUNCILLORS	Cllrs Duckett, Blair & Smith
CASE OFFICER	Mark Spragg
DATE REGISTERED	22 April 2015
EXPIRY DATE	17 June 2015
APPLICANT	Mrs L Brown
AGENT	Friend Associates Ltd
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Applicant is a Council employee
	Full Application - Recommended for approval.

Summary of Recommendation

The proposal is recommended for approval as it is considered acceptable in terms of the impact on the character and appearance of the site and its surroundings and the privacy and amenity of neighbouring occupiers. As such the proposal would be in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009) and the National Planning Policy Framework (2012).

Site Location:

14 Verne Drive is a modern 4 bed detached house located within the settlement of Ampthill, in a cul de sac comprising a mix of detached and terraced houses.

The property has an attached garage which extends to the north east side boundary. There is off road parking for 3 cars.

The Application:

Planning permission is sought to construct a first floor extension above the existing garage, providing a master bedroom with en suite, and a relocated bathroom.

As amended, the extension would be set back 1m from the front elevation of the property with a lower ridge and higher eaves. A rooflight is proposed in the front roofslope.

RELEVANT POLICIES:

National Planning Policy Framework 2012

Core Strategy and Development Management Policies - North 2009

DM3 High Quality Development

Development Strategy for Central Bedfordshire

Policy 43: High Quality Development

The emerging Development Strategy was submitted to the Secretary of State in October 2014 and 2 days of hearing sessions were held in February 2015. The Inspector set out in his conclusion, by letter dated 16 February 2015, that the Council had not complied with the Duty to Co-operate. On 12 March 2015 the Council commenced Judicial Review proceedings in respect of the Inspectors letter. Therefore the policies contained within the Development Strategy carry little weight.

Supplementary Planning Documents (SPD)

Design in Central Bedfordshire: A Guide for Development -
DS4- Residential Alterations and Extensions

Planning History

None relevant

Representations: (Parish & Neighbours)

Amptill Town Council	No objection subject to appropriate parking.
Neighbours	One letter of support from the occupier of 16 Verne Drive.

Consultations/Publicity responses

None

Determining Issues

The main considerations of the application are;

1. Effect upon the character and appearance of the existing property and surrounding area
2. Effect on neighbouring amenity
3. Parking and highway issues

Considerations

1. **Effect upon the character and appearance of the existing property and the surrounding area**

The proposed extension would be finished with matching brickwork and roof tiles to match the existing house, with cedar wood cladding on the front elevation. The submitted drawings indicate that the tile hanging on the existing front elevation would also be replaced by cedar wood cladding.

Due to the extension extending directly above the garage it would result in the building extending up to the boundary line. It is however relevant to note that a gap of approximately 1.2 exists to the main flank wall of No.16 and as such some visual separation would be maintained. As the property is detached there would also be a gap of 1m to the rear boundary of No.12 and a gap of approximately 10m beyond that to the rear of No.12. This would ensure that the spaciousness of the area is maintained. Furthermore, as amended, the first floor is to be set back by 1m and with a lower ridge, which would ensure that it remains subordinate to the original house and reduce the impact of the side extension on the streetscene. The raised eaves would ensure that the extension is clearly differentiated from the main front projection whilst reflecting the set back higher eaves on the other side of the house.

As such, it is considered that the proposal would be compatible with the appearance of the existing property and the surrounding area.

2. Effect on neighbouring amenity

The extension would be sited adjacent to the flank elevation of No.16 Verne Drive and would not impact on any side habitable windows. It is also not considered that any undue loss of light, privacy or amenity would result to any habitable rooms in either No.16 or any other neighbouring properties.

3. Parking

Whilst the proposal would result in the provision of a fifth bedroom the three on site parking spaces meet the minimum standards of the Design Guide, whilst there are no apparent parking issues within the vicinity.

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 and to accord with the detail of the elevation drawing 4A.

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 3A, 4A.

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

This application has been recommended for approval. 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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