

Item No. 12

APPLICATION NUMBER	CB/15/01233/FULL
LOCATION	Meadow Cottage, Cityfield Farm, Arlesey Road, Henlow, SG16 6DD
PROPOSAL	Revision to approved extension on previous Planning application No. CB/14/02551/Full
PARISH	Henlow
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Mark Spragg
DATE REGISTERED	31 March 2015
EXPIRY DATE	26 May 2015
APPLICANT	Mr Dixon
AGENT	Wastell & Porter Architects Ltd
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	The applicant is a Central Bedfordshire Councillor Full Application - Recommended for Approval

Summary of Recommendation

The proposal is recommended for approval as it is considered acceptable in terms of its siting and design, the impact on the character and appearance of the site and its surroundings. There would be no undue impact on the amenity of the neighbouring occupiers and there would be adverse impact on highway safety. As such the proposal would be in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009), Policy 43 of the emerging Development Strategy and the National Planning Policy Framework (2012).

Site Location:

Meadow Cottage is a 2 storey property in an isolated position to the west of the settlement of Arlesey. It is accessed from a long track off Arlesey Road and includes a small group of stables and converted farm buildings. The main house has previously been extended with a two storey and single storey additions. To the west of the application site is Cityfield Farm House which shares the access to Arlesey Road.

The Application:

Planning permission has been granted (CB/14/02551) for a single storey pitched roof extension (4.0 x 4.5 x 3.7m high) to the north west part of the property to provide a boot room.

This application proposes making the extension 1.8m deeper at the rear than the approved consent.

The proposed materials would be the same as previously approved, being a mix

of render and weatherboarding, with a slate roof.

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 draft Development Strategy was submitted to the Secretary of State on the 24th October 2014, after initial hearing sessions in 2015 the Inspector concluded that the Council had not complied with the Duty to Cooperate. The Council has launched a judicial review against the Inspectors findings and has not withdrawn the Development Strategy. Its status therefore currently remains as a submitted plan that has not been withdrawn and its policies carry weight in accordance with the NPPF. This also reflects the fact that its preparation is based on a considerable amount of evidence gathered over a number of years and is therefore regarded by the Council as a sustainable strategy which was fit for submission to the SoS).

Supplementary Planning Documents (SPD)

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

Relevant Planning History

CB/14/02551	Single storey side extension. Approved.
MB/08/01769	Single storey side extension. Approved.
MB/92/00629	Alterations and two storey extension. Approved.
MB/87/00391	Ground and first floor extension. Approved.
MB/84/00333	Ground floor extension. Approved.

Representations: (Parish & Neighbours)

Henlow Parish Council	No objections
Neighbours	No comments received.

Consultations/Publicity responses

Minerals and Waste	No objection.
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Determining Issues

The main considerations of the application are;

1. Effect upon the character and appearance of the area
2. Effect on neighbouring amenity
3. Parking

Considerations

1. Effect upon the character and appearance of the area

The proposed single storey extension would be constructed of materials and be of a design which would appear subordinate to and compliment the existing house. The extension would not be visible from any public viewpoints and therefore it is not considered that there would be any undue impact upon the appearance of the property or on the character of the surrounding area.

2. Effect on neighbouring amenity

The only property close to the proposed extension is Cityfield Farm, which has an extensive garden extending up to the boundary with Meadow Cottage. No windows are proposed in the west facing side wall of the extension and only small high level rooflights on that elevation. Furthermore, there is dense vegetation along the boundary with Cityfield Farm.

As the extension would be over 60m from the rear elevation of the neighbouring property it is not considered that any loss of privacy or amenity to the occupiers of Cityfield Farm would result.

The only other properties adjoining the red edged site area (the access road) No's 6 and 8 are a significant distance from the proposed extension and would not be affected.

3. Parking

The proposal would not generate any additional traffic or parking requirement.

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 using the materials/finish as detailed in the submitted application.

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.

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL01C, PL02A, PL03A.

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.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

This application is recommended for approval. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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) Order 2015.

DECISION

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