

Item No. 10

APPLICATION NUMBER	CB/17/05259/FULL
LOCATION	4 Burgess Way, Henlow, SG16 6AX
PROPOSAL	Two storey front and rear extension. Single storey side extension
PARISH	Henlow
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Thomas Mead
DATE REGISTERED	01 November 2017
EXPIRY DATE	27 December 2017
APPLICANT	Mrs L Sorrell
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Call in from Cllr Shelvey on the following grounds: Overdevelopment - Prominent front extension, overbearing impact upon property No. 2, and the design would alter the streetscene.
RECOMMENDED DECISION	Full Application - Approval

Reason for Recommendation:

The development would not result in an unacceptable impact on the character of the area, an adverse impact on the residential amenity of neighbouring properties or highway safety. Therefore subject to conditions, the proposed development is in conformity with Policy DM3 of the Core Strategy and Development Management Policies (2009); and The National Planning Policy Framework.

Site Location:

The application site consists of a two storey detached dwellinghouse, and its curtilage, located to the north of Burgess Way. The site lies within the settlement envelope of Henlow.

To the east of the site is No. 2 Burgess Way, and to the west is No. 8 Mill Close. To the north of the site is No. 5 Mill Close.

The Application:

The application seeks planning permission for the construction of a number of extensions and alterations to the dwellinghouse, which would include a two storey front and rear extension, and a single storey side extension. The two storey front extension would project 5 metres beyond the wall forming the principal elevation of the dwellinghouse, and would have a height of 7.2 metres and an eaves height of 5 metres. The two storey rear extension would project 2.7 metres beyond the rear elevation of the dwellinghouse, and would have a height of 6.4 metres with an eaves height of 5 metres. The proposed single storey side extension would project 2.8 metres beyond the wall forming the side elevation of the dwellinghouse and would have a lean to roof, and a height of 3.5 metres, and an eaves height of 2.5 metres.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Core Strategy and Development Management Policies - North 2009

DM3 High Quality Development
CS14 High Quality Development

Local Plan

The Council is currently consulting on its Draft Local Plan (Regulation 18). The Plan outlines the overarching strategy for growth and also sets out more detailed policies which will be used to determine planning applications. A substantial volume of evidence gathered over a number of years supports this document. These technical papers are consistent with the aspirations of the National Planning Policy Framework and therefore will remain on the Council's website as material considerations, which will, along with the direction of travel of the Local Plan, inform development management decisions.

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History: None

Consultees:

Henlow Parish Council No response received

Other Representations:

Neighbours	One objection received from No. 2 Burgess Way on the following grounds: <ul style="list-style-type: none">• The extension to the side will totally block out the light from our bedroom as we only have a side window in that room. It will also block the light to our downstairs toilet and hall way.• The proposed extension to the front of the house will block the light coming into our kitchen and hallway.• We also feel that the house will not be in keeping with the rest of the close.
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Considerations

1. Character and Appearance of the Area

1.1 Due to the location of the proposed two storey front extension, it is considered that this aspect of the proposed development would be highly visible from the public realm and from the highway. The proposed front extension is made up of two forward facing gable ends, one of which is the same height as the existing dwelling and one which is set down from the ridge of the main dwellinghouse,

and therefore would appear as a subservient addition to the host dwellinghouse, in accordance with design principles outlined within the Central Bedfordshire Design Guide (2014). The building line of dwellings running along the north of Burgess Way are staggered, with the application site being set back from that of No. 2, and therefore reducing the prominence of the extension. The site does not lie within a Conservation Area of area of special character, and therefore the front aspect of the development would be acceptable.

- 1.2 The single storey side extension would also be visible from the public realm. Due to the scale and modest height, as well as the nature of the design of the side extension sloping towards the main dwellinghouse, it is considered that this aspect of the proposed development would be acceptable.
- 1.3 The two storey rear aspect of the proposed development would not be highly visible from the public realm or highway. The extension would be set down from the ridge of the main dwellinghouse, and therefore would also form a subservient addition to the main dwellinghouse, in accordance with design principles outlined within the Design Guide (2014) and would be acceptable.
- 1.4 Therefore subject to conditions that would ensure that the materials used for the construction of the proposed development would match those of the main host dwellinghouse, it is considered that the proposed development as a whole would not cause harm to the character and appearance of the area, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009), section 7 of the NPPF and would further accord with design principles outlined within the Central Bedfordshire Design Guide (2014).

2. Amenity and Living Conditions of Occupiers of Neighbouring Dwellings

- 2.1 Due to the location of the proposed two storey front extension and two storey rear extension, it is considered that the principal dwellings affected by the development would be No. 8 Mill Close and No. 2 Burgess Way. The proposed front extension would have a depth of 5 metres, which would project just beyond the rear building line of No. 8 Mill Close. The extension is set off the boundary by 1 metre, with an access to the side of the extension. No. 8 also has an access way between the side elevation and the boundary, also with metre gap, and a pitched plastic sheet roof covering the walkway. The proposed front aspect of the proposed development would therefore comply with the 45 degree rule of thumb and would comply with the orientation of the sun, and for this reason, it is considered that this aspect of the proposed development would not give rise to an unacceptable overbearing impact, nor would it result in an unacceptable loss of light, outlook or privacy to No. 8.
- 2.2 The development would result in three windows at first floor level in the west facing side elevation of the dwelling. The three resultant windows would serve a walk in wardrobe, and two en suite bathrooms, and therefore, it is reasonable and necessary to condition these windows to be obscurely glazed to maintain the privacy of the neighbouring dwelling and the occupiers of the host dwelling.
- 2.3 The two storey rear extension would project 2.7 metres beyond the wall forming the rear elevation of the dwellinghouse, which would also project 4.5 metres beyond the front building line of No. 8 Mill Close. The proposed development would be north facing and would therefore comply with the orientation of the

Sun, and would comply with the 45 degree rule of light guidance, and therefore it is considered that this aspect of the proposed development would not cause an unacceptable loss of light to the neighbouring dwelling. Due to the modest projection of the rear extension and set in from the boundary of the site, it is considered that this aspect of the proposed development would also not give rise to an unacceptable loss of privacy, outlook or overbearing impact upon this neighbouring dwelling.

- 2.4 Neighbouring dwelling No. 2 Burgess Way is set forward from the application site, and the proposed two storey front extension would project forward to meet the front building line of this neighbouring dwelling. The front extension would be set in from the boundary of No. 2 by 2.5 metres and therefore would not adversely impact the window in the side elevation at first floor. Therefore it is considered that this aspect of the proposed development would not give rise to an unacceptable loss of light, outlook, privacy or overbearing impact upon this neighbouring dwelling.
- 2.5 Due to the scale and modest height and projection of the single storey side extension, and due to the windows impacted at ground floor in the side elevation of the neighbouring dwelling would serve a utility room, and a kitchen which is not considered to be a habitable room, it is considered that this aspect of the development would not give rise to an unacceptable loss of light, outlook, privacy or overbearing impact on No. 2 Burgess Way. The proposal would include a first floor side window, which would be a bay window serving the landing of the dwellinghouse and would be sited almost directly opposite a first floor window in the side elevation of No. 2 Burgess Way. However, this window is obscurely glazed already, and therefore it would also be necessary to ensure the privacy of the occupier of the bedroom is maintained by conditioning the glass in the new side window to be obscurely glazed.
- 2.6 The two storey rear extension would be set in from the boundary of No. 2 Burgess Way by 5.5 metres, and would project up to the rear building line of No. 2. For this reason, it is considered that the proposed development would not give rise to an unacceptable loss of light, outlook, privacy or overbearing impact upon this neighbouring dwelling.
- 2.7 Therefore, for reasons outlined above, it is considered that the proposed development as a whole would not cause unacceptable harm to the amenity and living conditions of occupiers of any neighbouring dwelling, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009), section 7 of the NPPF and would further accord with design principles outlined within the Central Bedfordshire Design Guide (2014).

3. Car Parking and Highway Safety

- 3.1 The proposed development would not result in any additional bedrooms within the dwelling, but would however result in the loss of on site car parking space upon the forecourt of the dwelling, and would reduce the internal garage space from two cars to one. The Councils Car Parking Standards outlined within the Central Bedfordshire Design Guide (2014) require that for a 4 bedroom detached dwellinghouse, 3 on site car parking spaces should be provided. The development would maintain one garage space, and would maintain 2 on site car parking spaces upon the forecourt of the dwellinghouse, and therefore, it is

considered that the site would satisfy the Councils Parking Standards, and the proposed development would be acceptable in the context of Car Parking and Highway Safety, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009) and would further accord with design principles outlined within the Central Bedfordshire Design Guide (2014).

4. Equality and Human Rights

- 4.1 Based on information submitted there are no known issues raised in the context of Human Rights/ The Equalities Act 2010 and as such there would be no relevant implications.

Recommendation:

That Planning Permission be **GRANTED**

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 DM3 of the Core Strategy and Development Management Policies (2009) and Section 7, NPPF)

- 3 The northeast facing first floor bay window in the side elevation of the development hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision through it at all times and shall be non-opening, unless the parts of the window(s) which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason: To safeguard the privacy of occupiers of adjoining properties (Section 7, NPPF)

- 4 The three first floor windows in the west facing side elevation of the development hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision through it at all times and shall be non-opening, unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason: To safeguard the privacy of occupiers of adjoining properties (Section 7, NPPF)

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2017/07, 2017/08, 2017/09, 2017/10, 2017/11, 2017/12, 2017/13 Rev A.

Reason: To identify the approved plans and to avoid doubt.

INFORMATIVE 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:

<http://www.centralbedfordshire.gov.uk/council-tax/bands/find.aspx>

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

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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