

Item No. 8

APPLICATION NUMBER	CB/18/02832/FULL
LOCATION	55 Woburn Street, Ampthill, Bedford, MK45 2HX
PROPOSAL	Erection of two storey rear extension
PARISH	Ampthill
WARD	Ampthill
WARD COUNCILLORS	Cllrs Duckett, Blair & Downing
CASE OFFICER	Sarah Fortune
DATE REGISTERED	08 August 2018
EXPIRY DATE	03 October 2018
APPLICANT	Ms Whitehead
AGENT	Aragon Land & Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	Application called in by Cllr Duckett

RECOMMENDED DECISION	Recommended for Refusal
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Site Location:

The site lies on the north side of Woburn Street at the edge of the main built up area of the town of Ampthill and within the Ampthill Conservation Area.

It supports a two/three bedroomed, thatched, vernacular Grade II listed building dating back to 1816. It is part of a group of six thatched cottages built by the Duke of Bedford to house estate workers. It has eyebrow windows and a brick chimney. There is a ribbon of similar aged and designed Grade II Listed cottages to the east and a new house to the west of the application site.

The Application:

This application is for the erection of a two storey rear extension to provide for a garden room, kitchen, utility and wet room on the ground floor with a bedroom and en suite above. The ground floor of the existing cottage is to be used as a dining room and sitting room as at present. A small, single storey flat roofed link extension is to be constructed between the existing property and the proposed extension. There is an accompanying listed Building application under ref: CB/18/02831/LB.

The applicant sets out in the Design and Access Statement that the extension is to provide accommodation for a disabled child. The applicant's daughter suffers from medical conditions and requires a good sized double bedroom with en suite facilities.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (July 2018)

Core Strategy and Development Management Policies - North 2009

DM3 Amenity
DM13 Heritage
CS15 Heritage

Central Bedfordshire Local Plan - Emerging

The Central Bedfordshire Local Plan has reached submission stage and was submitted to the Secretary of State on 30 April 2018.

The National Planning Policy Framework (paragraph 48) stipulates that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans unless material considerations indicate otherwise.

The apportionment of this weight is subject to:

- the stage of preparation of the emerging plan;
- the extent to which there are unresolved objections to relevant policies;
- the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.

Reference should be made to the Central Bedfordshire Submission Local Plan which should be given limited weight having regard to the above. The following policies are relevant to the consideration of this application:

HQ1 High Quality Development
HE3 Built Heritage

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014):
Supp 7: House Extensions and Alterations
Supp 3: Heritage

Amphill Conservation Area Document dated 22/04/2005:

Relevant Planning History:

Application ref:	MB/03/01835/LB
Description of development	Conservatory to rear.
Decision	Withdrawn
Decision date	25/11/2003

Application ref:	MB/03/01838/LB
Description of development	Conservatory to rear
Decision	Withdrawn
Decision date	25/11/2003

Consultees:

Amphill Town Council	Whilst sympathetic to the reason for the extension the application is not supported due to the large scale of the proposed extension which the Town Council feel is overdevelopment of the land. The height of the extension would be visible from Woburn Street thereby having an adverse impact on the street scene and this group of 18th Century listed thatched 'Ossory' cottages situated in the Conservation Area. The extension would result in a permanent loss of garden amenity. The extension as proposed would appear to be a self-contained dwelling and there is concern that it could form part of a separate sale in the future.
Conservation Officer	Objects on grounds that the extension will have an adverse impact on the character and appearance of the Listed Building and the Amphill Conservation Area.
Archaeology Officer	No objections as the nature of the proposals will not have a major impact on any surviving archaeological remains of the heritage asset of the historic core of the town of Amphill (HER 16994).

Other Representations:

Neighbours No obs received

App Adv

Determining Issues:

The main considerations of the application are;

1. Principle
2. Impact on the Character and Appearance of the Grade II listed cottage and the Amphill Conservation Area.
3. Impact on amenities of neighbours
4. Highway Considerations
5. Other Considerations
6. Conclusions

Considerations

1. Principle

- 1.1 The site lies on the edge of the built up area of the town of Amphill where there are no objections to the principle of carrying out extensions and alterations to dwellings provided that they are in keeping with the character of the property and the visual amenities of the wider Conservation Area. There must also be no adverse impact on the amenities of any neighbours and adequate access and parking facilities.

2. Impact on the character and appearance of the Grade II Listed cottage and the Ampthill Conservation Area.

- 2.1 The proposed extension projects to the rear by rear by 8 metres and a width of 5 metres with a covered walk way along the east side with a width of 1.4m and extending the entire depth of the proposed rear extension. The first floor is to have a depth of 6m and a width of 5m with a pitched and asymmetrical roof - having one long sloping roof - with a ridge height of 6.7 metres. The ridge is set down from the ridge of the dwelling by 0.5 metres. There are to be windows in three elevations with the elevation facing the cottage being blank apart from a door. The main elevation is to face east towards number 51/53 Woburn Street.
- 2.2 The group of listed buildings, of which this property is one, was listed in 1951 and it has significant value in terms of aesthetic, historic and communal value nationally and in Bedfordshire given the historic connection to the Bedford Estates. Most importantly is the aesthetic and vernacular architectural merits given the limited examples still existing nationally. They are described in the Ampthill Conservation Area document dated 2005 as a *'fine and picturesque group.'*
- 2.3 The proposed extension would appear as a large scale and bulk and create a harmful juxtaposition against the modest thatched cottage. The proposed extension would not appear as being subservient to the main and original dwelling but would appear as an overly large extension quite out of keeping with the character of this modest sized cottage to the detriment of its character and appearance. This would be in conflict with the design guide on House Extensions and Alterations and in conflict with planning policies in the Core Strategy and Development Management Planning Document dated 2009. No details are shown as to how the physical connection between the historic building and the new extension would be carried out.
- 2.4 It is noted that some extensions have been carried out in other buildings within the group listing, however, these were carried out in the 1970's and therefore limited weight is given to them.
- 2.5 The applicant has referred to nearby former Duke of Bedford cottages - which are also Grade II listed - and which have rear two storey and single storey extensions. No planning history can be found in relation to those extensions and, in any event, the existence of these extensions should not set a precedent for allowing the proposed two storey rear addition which is in conflict with current planning advice at both national and local level.
- 2.6 For the reasons previously identified, the proposal would have a harmful impact on the character and significance of the Ampthill Conservation Area. The development would be visible from Woburn Street infilling a gap between the listed building and the new dwelling at 55a Woburn Street.
- 2.7 The extension would, because of its siting, scale, bulk and incongruous relationship with the Grade II listed host dwelling, fail to represent the high

standards of design expected for an extension to a listed building in a Conservation Area.

- 2.8 Whilst the personal circumstances of the applicant have been given very careful consideration it is considered that such circumstances cannot outweigh the previously mentioned strong design and conservation objections to the proposed rear extension.

3 Impact on amenities of neighbours

- 3.1 To the west is a new detached house. This neighbouring property has some small secondary windows at first and second floor levels - and two openings in the ground floor which presently face onto a 2m high close boarded fence. There are to be two high level rooflights in the west facing elevation of the proposed extension facing this neighbour. Accordingly, there will be no harmful impact on the living conditions of this neighbour.
- 3.2 The house to the east at number 53 has a gap of 5m up to the shared boundary with the application site from the side of the extension and then the house itself is at a further distance of 2.2 metres from the shared boundary with 53 Woburn Street. There is to be a bedroom window at first floor looking towards the rear garden of number 53. The applicant has advised that this window can be fitted with obscure glazing to prevent the potential for overlooking.
- 3.3 There is a first floor stairwell window in the rear facing elevation but the houses to the rear are on the other side of Russett Close by over 13 metres and there will be no harmful impact on their living conditions of neighbours to the rear.

4. Highways Considerations

- 4.1 The existing property is two/three bedroomed with one of the rooms being very small. The proposed extension is to create a new bedroom at first floor level. There is one parking space in a garage to the rear of the property which is accessed from Russett Close to the north and unrestricted on street parking to the front of the site which is considered to be acceptable.

5. Other Considerations

5.1 Human Rights and Equality Act Issues.

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.

6. Conclusions

- 6.1 It is considered that the proposed rear extension by reason of its size, scale form and design together with its relationship with the listed building would result in a harmful impact on the character and appearance of the dwelling. It would also fail to preserve the character and appearance of the Ampthill Conservation Area. The development is therefore in conflict with planning policies DM13 and CS15 in the Core Strategy and Development Management Planning Document dated 2009 and section 16 of the NPPF.

Recommendation:

That Planning Permission be refused for the following reason:-

RECOMMENDED REASON

- 1 The proposed extension by reason of its size, scale, form and design and relationship with the Grade II listed building would result in a harmful impact to the character and appearance of the dwelling and fails to preserve or enhance the character or appearance of the Ampthill Conservation Area. The proposed development is therefore contrary to policies DM13 and CS15 of the Core Strategy and Development Management Planning Document dated 2009 and section 16 of the NPPF.

INFORMATIVE NOTES TO APPLICANT

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

In the Council's view the proposal is unacceptable in principle. Dialogue took place prior to the submission of the application but fundamental objections were not overcome. The Council has therefore complied with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

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