

|  |  |
|--|--|
| <b>APPLICATION NUMBER</b>                | <b>CB/18/04467/RM</b>  |
| <b>LOCATION</b>                          | <b>9A Silsoe Road, Maulden, Bedford, MK45 2AX</b>  |
| <b>PROPOSAL</b>                          | <b>Reserved Matters: Application CB/16/05823/OUT dated 01/03/2017. Appearance, Landscaping, Access, Layout and Scale</b> |
| <b>PARISH</b>                            | <b>Maulden</b>   |
| <b>WARD</b>                              | <b>Amphill</b>   |
| <b>WARD COUNCILLORS</b>                  | <b>Cllrs Duckett, Blair &amp; Downing</b>  |
| <b>CASE OFFICER</b>                      | <b>Michael Allen</b>   |
| <b>DATE REGISTERED</b>                   | <b>29 November 2018</b>  |
| <b>EXPIRY DATE</b>                       | <b>24 January 2019</b>   |
| <b>APPLICANT</b>                         | <b>Mr Jamieson</b>   |
| <b>AGENT</b>                             | <b>Wastell &amp; Porter Architect's Ltd</b>  |
| <b>REASON FOR COMMITTEE TO DETERMINE</b> | <b>The applicant is an elected member of the council</b>   |
| <b>RECOMMENDED DECISION</b>              | <b>Reserved Matters - Recommended for Approval</b>   |

#### **Reason for Recommendation:**

The principle of the construction of a new dwelling to the rear of No.9A Silsoe Road is acceptable as previously approved under outline application, CB/16/05823/OUT, varied by CB/17/04939/VOC. 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 considered to be acceptable in terms of the reserved matters- layout, appearance, scale, access and landscaping.

#### **Site Location:**

The site has an area of around 0.1ha which is located to the rear of No 9A Silsoe Road. It includes an area for access running eastwards from Silsoe Road between No. 7 and 9 Silsoe Road. The land rises notably from Silsoe Road to the site so that the site is on higher ground than the properties that front the road.

To the north and east of the application site are agricultural buildings that form part of High Gables Farm. To the west of the application site are rear gardens serving properties on Silsoe Road.

#### **The Application:**

Outline planning permission was granted at the site with all matters reserved under reference CB/16/05823/OUT and varied by application CB/17/04939/VOC for a new dwelling at this site. The application now seeks to apply for the reserved matters of the site to the dwelling and parking in terms of layout, appearance, scale, access and landscaping..

## RELEVANT POLICIES:

### National Planning Policy Framework (NPPF) (Feb 2019)

### Core Strategy and Development Management Policies - North 2009

CS14 High quality Development  
DM3 High quality Development

### 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.

### Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

### Relevant Planning History:

|                       |  |
|-----------------------|--|
| <b>Case Reference</b> | <b>CB/17/04939/VOC</b>   |
| Location              | 9 Silsoe Road, Maulden, Bedford, MK45 2AX  |
| Proposal              | Variation or removal of condition 6 of planning permission CB/16/05823/OUT. The condition is requested to be removed or restricted to 1.5 storeys with rooms in the roof with and agreed maximum ridge height. |
| Decision              | Variation of Condition - Granted   |
| Decision Date         | 05/01/2018   |

|                       |   |
|-----------------------|---|
| <b>Case Reference</b> | <b>CB/16/05823/OUT</b>  |
| Location              | 9A Silsoe Road, Maulden, Bedford, MK45 2AX  |
| Proposal              | Outline application: Erection of one dwelling with up to four bedrooms at Land at the rear of 9A Silsoe Road, Maulden |
| Decision              | Outline Application - Granted   |
| Decision Date         | 02/03/2017  |

**Case Reference**      **CB/16/01596/PAPC**  
Location                9A Silsoe Road, Maulden, Bedford, MK45 2AX  
Proposal                Pre-Application Non-Householder Advice: Erection of new dwelling  
Decision                Pre-App Charging Fee Advice Released  
Decision Date        11/05/2016

**Case Reference**      **CB/18/03698/RM**  
Location                9 Silsoe Road, Maulden, Bedford, MK45 2AX  
Proposal                Reserved Matters: Application CB/17/04031/OUT dated 12/01/2018. Appearance, landscaping, access, layout & scale  
Decision                Reserved Matters Application - Granted  
Decision Date        07/02/2019

**Consultees:**

Maulden Parish Council      Maulden Parish Council have objected on the following grounds:

- Inappropriate overdevelopment of the site – the dwelling proposed is too large for the site and the scale of the building is not appropriate. Consequently it is not in line with condition 6 that specifies a one and a half storey unit.
- Visual Impact compared to the development on the site next door – planning application CB/18/03698/RM located behind at 9 Silsoe Road is under consideration and it is understood that an agreed reduced ridge height and building design has been agreed by the Planning Officer, Lauren Rance. In order to ensure that ensure the visual impact of these two dwelling they should be of common ridge height and comparable design.
- For a five bedroom dwelling the vehicle parking and garaging is inadequate.
- There is no refuse collection point at the site frontage, clear of the public highway and any visibility splays included in the plans.

Highways                      The proposal is reserved matters for a five bedroom dwelling taking access from a field access which also serves a dwelling 18/03698/RM. The existing field access has a dropped kerb but the crossover is not constructed. The applicant has submitted swept path analysis to indicate a service/delivery/ambulance sized vehicle can turn within the site, however this is wholly dependant upon there being only 3 vehicles parked for the dwelling. It would have been expected that the residential parking provision for the 5 bedroom dwelling be 4 spaces and 1 visitor space, and at a minimum, 3 residential spaces and 1 visitor space.

There is no area for a visitor or additional parking within the site, without removal of the turning and manoeuvring area, leading to vehicles having to reverse a greater distance than the 12.0m stated in the current design guide, and along a narrow (in part) shared access to the public highway, and around a right hand bend within the access, which is not acceptable.

The outline planning application 16/05823 and 17/04939/VOC, for the site, both requires a visitor parking space; condition no. 10 as part of the reserved matters application. This condition also requires details of cycle parking provision and refuse collection point.

Drainage Board

No comment.

Bedfordshire Fire and Rescue Service

The Emergency Response Planning Officer has acknowledged that they are normally consulted during the Building Regulation consultation stage and therefore will comment further on the proposed development when that point arises.

### **Other Representations:**

Neighbours

A neighbour has raised concerns that the proposed dwelling's ridge height is too high for the local area.

### **Considerations**

#### **1. Principle of Development**

- 1.1 By granting outline planning permission CB/16/05823/OUT and varied by application CB/17/04939/VOC, the principle of a residential development on the application site was considered to be acceptable. The application site is located within the settlement envelope of Maulden and therefore it is considered to be a sustainable location in terms of access to services and amenities within the settlement.

#### **2. Layout, Scale, Access, Landscaping and Impact on Character and Appearance**

##### **Landscape**

- 2.1 As acknowledged in approving the outline planning application, the proposed development would result in the creation of a one and a half storey dwelling to the rear of No. 9A Silsoe Road, which is sited within the settlement envelope of Maulden. To the north west of the application site, a proposed detached dwelling has been granted reserved matters under application reference CB/18/03698/RM. Given the location of this dwelling and the access arrangements, it is considered the proposed dwelling for this current application would not be highly visible in the landscape. The landscape scheme that the agent has submitted within this application is considered to be acceptable in this instance and further information is not required via a condition.

##### **Access**

- 2.2 The access to the site would be taken from Silsoe Road along an access that runs to the north of No.9 Silsoe Road. This access will be a shared

access for proposed dwelling for this application and the dwelling that has been granted reserved matters to the north west of this application site under planning reference CB/18/03698/RM.

- 2.3 It is considered that from the layout of the access arrangements of the site, that a light goods vehicle could enter the site and use the sites hard standing at the front of the proposed dwelling (including parking bays) to turn around and then exit the site. It is evident that this can not be achieved with a heavy goods vehicle, however given the rarity of this occurring it is considered a condition be attached to this planning approval requiring detailed signage to be displayed near the application site access for any potential heavy goods vehicle attempting to access the site to No. 9A.
- 2.4 Condition 10 of planning application reference CB/17/04939/VOC has requested further details to be submitted at the reserved matters stage. All details of this condition have been submitted apart from a vehicular turning area within the curtilage of the site suitable for a service/delivery vehicle (6.25m length) inclusive of tracking diagrams and an inclusive visitors parking space. To address this matter a condition will be attached to this planning approval requiring the applicant to provide a scheme showing turning space and provision of an allocated visitors car parking space before any development commences.
- 2.5 The access point onto the existing highway is existing. There is no objection from the Highways Officer to the use of the access and no requirement for visibility splays to be provided.

### **Layout**

- 2.6 The layout of the development achieves the overall requirements of the parameter plan of the outline permission. The proposed layout conforms to established good principles of design by respecting street design, set backs and boundary treatments whilst respecting the surrounding landscape.
- 2.7 Consideration has been given to the building lines established by adjacent dwellings and the footprints and curtilage proposed is representative of other properties within the area. The scheme would therefore provide an appropriate level of quality development in accordance with the Councils adopted design guide. As such it is considered that the proposal would conform with policies CS14 & DM3 of the Core Strategy for the North of Central Bedfordshire, the Central Bedfordshire Design Guide and Section 12 of the NPPF.

### **Character and Appearance of the Area**

- 2.8 Silsoe Road is predominantly linear in form with the exception of the proposed dwelling that has recently been granted reserved matters under planning application CB/18/03698/RM, which is sited outside the Maulden Settlement Envelope. Given that this development has now set a precedent within the street scene, it is considered that the proposed dwelling under this current application, would not appear out of character with the surrounding pattern of development within the local area.
- 2.9 In respect of the appearance of the proposed dwelling, there is a mix of dwelling styles and materials of construction used within the built form in Silsoe Road, and the current design which incorporates similar proportions and design attributes, would not appear out of character with the surroundings. However, there is a lack of detailed information regarding the

specific materials for the construction of the proposed dwelling and a planning condition is recommended requiring further detail of this element.

- 2.10 Level details submitted with this application (as required as a condition of the outline permission) are acceptable in relation to the site and the surrounding dwellings. The height of the dwelling has been assessed and a revised scheme has been submitted that has reduced the ridge height to limit the degree of impact on the surrounding dwellings together with reinforcing the character of the surrounding area.

### **Scale**

- 2.11 In respect of the scale of the proposed dwelling, the dwellings along Silsoe Road are of a two storey nature but are at a lower ground level. The proposed development will be one and a half storey dwelling with a total height of 7.26m which is the same height as neighbouring dwelling located to the north west of the application site that was granted reserved matters under planning application CB/18/03698/RM. Given the above, the siting and the scale of the proposed dwelling, it is considered acceptable in the context of the local area.
- 2.12 The proposed development will also provide an acceptable amount of amenity land for the future occupiers of the proposed detached dwelling, whereby the proposed development is in proportion with the application site itself and will retain a 1m separation distance between the proposed dwelling and adjoining neighbouring dwelling boundaries. Therefore it is considered the proposed development as a whole will not form an over development of the application site. Therefore it is considered that the scale of the proposed dwelling would not cause any harmful implications upon its surroundings.

### **3. Impact on Neighbour Amenity**

- 3.1 No.9A Silsoe Road is located to the west of the proposed development and there is a separation distance of over 35m between the rear elevation of No. 9 and the rear elevation of the proposed dwelling. Given this separation distance, it is considered that there would be no unacceptable loss of light, privacy and outlook, nor is it overbearing upon neighbouring dwelling known as No.9A.
- 3.2 Given the significant distance between the proposed development and neighbouring dwelling known as No. 9B, it is considered that the proposed development will not cause any harmful implications in relation to loss of light and outlook, nor is the proposed development overbearing upon No. 9B. Given the separation distance and the positioning of the first floor windows of the proposed development, it is considered that these first floor windows will have an increased viewpoint of the rear garden of No. 9B but not to an unacceptable degree. Due to the parts of the garden these windows will overlook not being the immediate rear garden private amenity space of No.9B and for this reason the proposed development will not cause an unacceptable loss of privacy to the occupiers of No. 9B.
- 3.3 Under planning reference CB/18/03698/RM a detached dwelling has been granted reserved matters that is located to the north west of the application site (to the rear of No.9 Silsoe Road). Given the siting of this dwelling and the separation distance between this dwelling and the proposed dwelling within this application, it is considered that the proposed dwelling would not cause any harmful implications in relation to loss of light, outlook and privacy, nor is

it overbearing upon the dwelling that was granted reserved matters under planning reference CB/18/03698/RM.

- 3.4 Therefore, for reasons outlined above, it is considered that the proposed development would not cause harm to the amenity or living conditions of the neighbouring dwellings, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009) and Section 12 of the NPPF.

#### **4. Impact on Amenity of Future Occupants of the Dwelling**

- 4.1 The proposed dwelling would provide 5 bedrooms. The bedrooms provided as part of the scheme would be considered to be useable and liveable, with a window serving each bedroom allowing an acceptable amount of light to each room, and therefore would provide an acceptable living standard for the future occupiers. The habitable rooms would also provide a sufficient amount of useable and habitable space to create an acceptable living and amenity standard for the future residents.

- 4.2 Therefore, for reasons outlined above, it is considered that the proposed development would provide a sufficient living standard, and acceptable amenity space for the future occupants of the proposed dwelling, in accordance with Policies DM3, DM14, CS14 and CS16 of the Core Strategy and Development Management Policies (2009), section 12 of the NPPF, Policy HQ1 of the emerging Local Plan and would further comply with design and space standards outlined within the Central Bedfordshire Design Guide (2014).

#### **5. Parking Considerations**

- 5.1 The proposal would result in the construction of a five bedroom detached dwelling. The current parking standards contained within the Central Bedfordshire Design Guide (2014) state that a 5 bedroomed house should have a minimum of 3 no. spaces (4 spaces suggested). The proposed application site can provide three on site parking spaces. A visitor space will also be required by condition. Therefore it is considered that 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).

#### **6. Objections received by Consultees and Neighbours**

- 6.1 The Parish Council and a Neighbour have raised concerns that the proposed ridge height of the proposed dwelling is too high for the local area. Since this objection has been received the agent has submitted revised plans that has reduced the ridge of the proposed dwelling by 1.1m. This has now ensured the ridge height of the proposed dwelling is the same as the ridge height of the future neighbouring dwelling that was granted reserved matters under application reference CB/18/03698/RM.
- 6.2 The Parish Council and Highways Officer have raised concerns that the proposed dwelling does not offer adequate parking provision. This concern has been addressed within the report under section 5.
- 6.3 The Parish Council and Highways Officer have raised concerns that the proposed dwelling does not offer any form of cycle provision or refuse collection point. Since these concerns were raised the agent has submitted revised plans indicating cycle provision and a refuse collection point for the proposed application site.

- 6.4 An objection has been received by the parish council in relation to the proposed development causing an over development of the existing site. This objection has been addressed within the report under section 2.
- 6.5 An objection has been received by the Parish Council in relation to no visibility splays not being identified on the plans for the access for the proposed development. This objection has been addressed under section 2 of this report.

## 7. Other Considerations

### 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.

### Recommendation:

That Reserved Matters be **GRANTED** subject to the following:

### RECOMMENDED CONDITIONS

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL01B, PL02A, PL03A, PL04A, PL05A, PL06A, PL07A and 02B.

Reason: To identify the approved plan/s and to avoid doubt.

- 2 The planting, landscaping scheme shown on approved Drawing No. PL01B dated 12/03/19 shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season shall mean the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season with others of a similar size and species.

Reason: To ensure an acceptable standard of landscaping.  
(Sections 12 & 15, NPPF)

- 3 The boundary treatment scheme shown in drawing number PL01B shall be constructed in the positions, design, materials and type shown prior to the building being occupied. The boundary treatment shall then be retained thereafter.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.  
(Section 12, NPPF)

- 4 No above ground development shall take place, until details of the materials to be used for the external walls and roofs of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.  
(Section 12, NPPF)



- 5 The bin storage/collection areas hereby permitted shall be implemented in accordance with the approved details and shall be available for use prior to occupation. The bin storage/collection areas shall be retained thereafter.

Reason: In the interest of amenity.  
(Section 12, NPPF)

- 6 Details of signage advising heavy goods vehicles not to access No.9A, located at the point of access with the public highway, shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be brought into use until the signage has been implemented in accordance with the approved details. The approved signage shall remain thereafter.

Reason: To avoid heavy goods vehicles access to no. 9A in the interest of highway safety.  
(Section 9, NPPF)

- 7 No building shall be occupied until the junction of the proposed vehicular access with the highway has been constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises.  
(Section 9, NPPF)

- 8 Before the premises are occupied all on site vehicular areas shall be surfaced in a stable and durable materials in accordance with details to be approved in writing by the Local Planning Authority. Arrangements shall be made for surface water drainage from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits.  
(Section 9, NPPF)

- 9 No development shall take place until a scheme showing the accommodation of a turning space for cars and provision of a visitors parking space within the red outline plan of this application site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason: To ensure provision for car parking clear of the highway.  
(Section 9, NPPF)

## **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. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.

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

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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**DECISION**

.....  
  
.....