

Item No. 9**SCHEDULE B**

APPLICATION NUMBER	MB/09/00215/FULL
LOCATION	12 IVEL ROAD, SANDY, SG19 1AX
PROPOSAL	FULL: CONVERSION OF BARN TO CREATE A SINGLE DWELLING AND PROVISION OF ADDITIONAL ACCOMMODATION TO THE EXISTING COTTAGE.
PARISH	Sandy
CASE OFFICER	Samantha Boyd
DATE REGISTERED	04 February 2009
EXPIRY DATE	01 April 2009
APPLICANT	Mr A West
REASON FOR COMMITTEE TO DETERMINE	CLLR REQUEST - CLLR ALDIS - SITE IS WITHIN CONSERVATION AREA AND LOCAL CONCERNS ABOUT DEVELOPMENT
RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL

Site Location:

The application site is 12 Ivel Road Sandy; a semi detached two storey dwelling on the west side of the road. To the front there is a parking area and approximately 7m into the side wooden gates enclose the rear of the dwelling and its range of outbuildings. The premises fall within the Conservation Area.

The Application:

Planning permission is sought for the conversion of the existing barns to form a separate two bedroom residential unit and to provide some additional accommodation for the existing dwelling.

RELEVANT POLICIES:**National Policies (PPG & PPS)**

PPS1 Delivering Sustainable Development
PPG15 Planning and the Historic Environment
PPS3 Housing

Mid Bedfordshire Local Plan First Review 2005 Policies

DPS6 Criteria for Extensions
CHE11 New Development in Conservation Area
HO6 Location of New Residential Development

Supplementary Planning Guidance:

Supplementary Planning Document: Planning Obligation Strategy (2008)

Planning History

08/00615/Full Conversion of barn into single dwelling and to provide additional accommodation to existing cottage and increase in width of existing dropped kerb. Refused 25/06/08

Representations: (Parish & Neighbours)

Sandy Town Council	Object - access from property on narrow road which could be dangerous, parking on site is limited.
Adjacent Occupiers	No comments received
Site notice displayed	19/02/09
Application advertised	20/02/09

Consultations/Publicity responses:

Beds CC Highways	No objections - conditions recommended
Sandy Historical Research Group	No comments received

Determining Issues

The main considerations of the application are;

1. Policy.
2. The effect upon the character and appearance of the conservation area.
3. The impact upon the amenities of the adjacent properties.
4. Highway considerations.
5. Planning Obligation Strategy

Considerations

1. Policy

The site falls within the Settlement Envelope for Sandy. For the purpose of the Local Plan, Sandy is categorised as a Selected Settlement under Policy LPS1. Policy HO6 states that new development within settlement envelopes will be considered acceptable in principle provided that there is no conflict with any other relevant policy.

2. The effect upon the character and appearance of the conservation area.

The application seeks permission to convert the existing outbuildings to a two bedroom dwelling with a private courtyard and one parking space. The conversion would involve the refurbishment of the existing outbuildings.

The existing one and half storey brick building is attached to the rear of the existing cottage and once formed stables and storage buildings. It runs along the length of the northern boundary of the property and has a single storey section along the rear boundary, parallel to the road. It is proposed to refurbish the existing buildings, which are in a state of disrepair by raising the roofline on the one and half storey section by approximately 1m and rebuild the single storey section. From site inspection it is clear that the buildings require extensive repair work. The single storey section would be moved closer towards the front of the site by 2.5m however the overall footprint of the buildings has not been increased.

The conversion would provide two bedrooms and a bathroom at first floor level and a lounge, dining room and kitchen on the ground floor. The conversion would also provide an extended kitchen area on the ground floor and an ensuite on the first floor of the existing dwelling.

In order to subdivide the site the existing two bedroom cottage would have a small courtyard garden approximately 30m². The new dwelling would have a small garden area approximately 30m² located centrally between the dwellings and an additional private garden area to the rear of the site.

Although the garden areas are considered to be small, given the size of the dwellings it is considered that the amenity space provided would be acceptable level. It provides small courtyard gardens that require low maintenance. The property to the rear would have some additional private amenity space at the rear of the site. The surrounding area is mixed in character with a number of small terraced dwellings that have small gardens in particular those to the south of the site therefore the garden size is a characteristic of the area.

Given that the existing buildings are to be converted, the footprint remains the same therefore the conversion could not be considered as overdevelopment of the site. However the subdivision of the site to create a further dwelling would lead to the intensification of the use of the site. Given that this area of Sandy is entirely residential it is not considered that the additional use of the site would be detrimental to the area. It is considered that re-use of the existing buildings would constitute an efficient use of previously developed land within the settlement envelope.

Provided that sensitive materials are used for the refurbishment works it is considered that the proposal would enhance the character and appearance of the conservation area given the current state of the buildings.

The removal of the front boundary wall is regrettable and could not be retained as visibility splays are required at the access entrance, however it is a small section of the wall which also forms part of the front boundary of the neighbouring property, therefore it is considered that its removal would not be detrimental to the character and appearance of the area.

Previous application

Application 08/00615/Full for the conversion of the existing barns into a two bedroom dwelling was refused on 05/06/08 because the proposal was considered to be a cramped form of development to the detriment of the character and appearance of the conservation area. Following this refusal the current proposal has been amended in a number of ways. These include:

- the re-siting and lowering of the single storey element to the proposed property at the rear;
- the deletion of the single storey extension to no 12 Ivel Road;
- the deletion of the single storey timber cycle shelter.

These amendments provide more usable space around the buildings. Although the changes are minor it is considered that with no additional development within the site, the proposal could not be considered as overdevelopment as the buildings are already in situ.

A further concern of the proposal is the provision of one two parking spaces, one for each dwelling. This issue will be discussed fully in section 4.

3. The impact on the neighbouring amenities.

No. 10 Ivel Road adjoins the application site and the rear section of the outbuildings forms the boundary between the dwellings. The raising of the roofline of this section of the building by 750mm would not have a significant impact on the amenities of this neighbouring property. No windows are proposed in the elevation facing this neighbour.

No 14 Ivel Road is separated from the application site by 1.8m fencing. The proposed conversion works would not result in any adverse impact upon this dwelling. The proposed new windows which face this property serve a landing and could therefore be obscurely glazed, a further window which serves the bedroom is a velux window as such no adverse overlooking would occur.

A mock loft door has been inserted in the southern elevation. It is not clear from the plans if this is to be an opening window/door therefore a condition should be used to prevent the door being used as a window which would overlook the neighbouring properties garden.

The windows in the existing building would not adversely overlook the garden area of the proposed property to the rear, furthermore the small private area at the rear provides complete privacy.

No windows are proposed overlooking the existing property's garden area which in any event is overlooked from the houses on the opposite side of street by some degree due to its location to the side of the property.

The proposal would not have an adverse impact upon the amenities of the adjacent neighbouring properties or the future occupants of no. 12 and the proposed property to the rear.

4. Highway considerations.

Beds County Council Highways Authority have been consulted on the proposal and have raised no concern regarding the amount of parking provided. Two parking spaces have been provided on the frontage of the site, one for each property. The surrounding roads do not have any parking restrictions and are heavily used for on street parking. The existing dwelling currently has one parking space. The majority of the small terraced properties within the vicinity have no off street parking therefore the proposed parking provision is considered acceptable.

Conditions have been recommended regarding visibility splays and surfacing of the access. The Highways Authority recommend that cycle storage and a bin collection point should also be provided and attached as a condition however bin storage is shown on the submitted plans and due to the constraints of the site cycle storage facilities, to the specification required by Beds County, would restrict the amenity space around the site therefore whilst the comments are noted it is considered that these conditions are not necessary for the development.

5. Planning Obligation Strategy

The proposed conversion of the existing building to form one two bedroom dwelling falls within the criteria of the Planning Obligation Strategy therefore contributions for Local Infrastructure is required and takes place in the form of a Unilateral Undertaking submitted by the applicant.

At the time of writing the Unilateral Agreement has not been submitted however the applicant is aware of the requirements and has confirmed that the Agreement is currently being prepared.

Conclusion

The conversion of the buildings to residential use is acceptable in policy terms and whilst the site is small, it does provide some amenity space for the future occupants along with off street parking. No adverse overlooking or loss of amenities to the neighbouring properties or future occupants of the converted buildings would occur and given that the buildings already exist and most of the proposed alterations are to the rear there would be no adverse impact upon the character and appearance of the conservation area. Overall the proposal is considered to be acceptable and is recommended for approval subject to the submission of a Unilateral Undertaking as part of the Planning Obligation Strategy.

Reasons for Granting

The proposal is in conformity with Policy DPS6, CHE11 and HO6 of the Mid Bedfordshire Local Plan First Review 2005. The proposal is further in conformity with PPS 1 Delivering Sustainable Development, PPS3 Housing, PPG15 Planning and the Historic Environment and Supplementary Planning Document: Planning Obligation Strategy.

RECOMMENDATION

APPROVE Planning Permission for the application set out above subject to the following condition(s):

- 1 DG01 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.
- 2 EM01 **Prior to the commencement of the development a scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.**

Reason: To protect the visual amenities of the building and of the area generally.
- 3 TL28 A scheme shall be submitted for written approval by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the building is occupied.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.
- 4 RR08 Notwithstanding any provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no further window or other opening shall be formed on the Northern elevation of the building.

Reason: To protect the amenities of occupiers of neighbouring properties.

- 5 RR07 Notwithstanding any provision of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking or re-enacting that Order with or without modification) no works shall be commenced for the extension or material alteration of the building, or the erection of any building or structure within its curtilage, until detailed plans and elevations have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of occupiers of neighbouring properties and the character and appearance of the area.

- 6 EM11 Prior to the first occupation of the building the first floor window in the south elevation of the development shall be fitted with obscured glass of a type to substantially restrict vision through it at all times, and restriction on its opening, details of which shall have been previously submitted to and agreed in writing by the Local Planning Authority. No further windows shall be formed on the south elevation of the building.

Reason: To safeguard the amenities of occupiers of adjoining properties.

- 7 HS06 Before the access is first brought into use a triangular vision splay shall be provided on the north side of the new access and shall measure 1.8m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.5m measured into the site at right angles to the same line along the side of the new access drive and a triangular vision splay shall be provided on the south side of the new access and shall measure 1.3m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.8m measured into the site at right angles to the same line along the side of the new access drive.. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level at all times.

Reason: To provide adequate visibility between the existing highway and the proposed access, and to make the access safe and convenient for the traffic which is likely to use it.

- 8 HS15 The proposed vehicular access shall be constructed and surfaced in accordance with details to be approved in writing by the Local Planning Authority for a distance of 0.5m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

- 9 U The mock loft door on the south elevation of the building shall be of a design of which is non-opening.

Reason: To protect the amenities of the adjacent properties.

Notes to Applicant

- 1 The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council, PO Box 1395, Bedford, MK2 5AN quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.

The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Central Bedfordshire Council, Highways Department, PO Box 1395, Bedford, MK42 5AN.

The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect. (HN xi)

The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Bedfordshire County Council's 'Cycle Parking Guidance - August 2006'.

DECISION

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