

Item No. 9

APPLICATION NUMBER	CB/17/03624/FULL
LOCATION	2 Jordan Close, Henlow, SG16 6PH
PROPOSAL	First floor extension over existing garage and single/two storey extension to rear of garage
PARISH	Henlow
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Julia Ward
DATE REGISTERED	31 August 2017
EXPIRY DATE	26 October 2017
APPLICANT	Mr R Wenham
AGENT	Mr B Schrier
REASON FOR COMMITTEE TO DETERMINE	Applicant is a Central Bedfordshire Council Councillor
RECOMMENDED DECISION	Full Application - APPROVAL

Summary of Recommendation:

The proposed extensions and alterations to the existing garage would not have a harmful impact on the character and appearance of the streetscene along this part of Jordan Close, nor on the character and appearance of the Henlow Conservation Area. It would also not have an adverse impact on the residential amenities of neighbouring occupiers and is acceptable in terms of highway safety. Having regard to the size, design and siting of the proposal it would not have an unacceptable impact on the character of the area, on the setting of nearby heritage assets, or on the amenities of any nearby dwelling. Subject to the imposition of conditions, overall the proposal is in accordance with policies DM3, DM4, DM13, CS14 and CS15 of the Core Strategy and National Planning Policy Framework.

Site Location:

The application site is a two storey detached dwellinghouse located on the southern side of Jordan Close, within a residential area in the Settlement Envelope of Henlow. The application site is located within the Henlow Conservation Area. The existing dwellinghouse is constructed from red multi-stock brickwork, white painted render at first floor level and brown roof tiles. The dwellinghouse has 5 bedrooms.

The dwellinghouse has a detached double garage to the front, built in brickwork and roof tiles to match the house.

There is a significant drop in levels from the adjacent properties to the east (16 and 16b Church Road) to the application site. The application site is bounded by mature trees and vegetation to the north and east of the application site.

The Application:

This application is seeking planning permission to erect a first floor above the existing garage together with an extension to the rear and side of the garage. The extensions will comprise a storage area and study with WC/ shower room at ground floor and a games room/ gym at first floor level. The existing garage accommodation would remain.

The building resulting from the first floor extension would be a total of 7.8 metres high to ridge level (4 metres high to eaves level) with a dual-pitched roof. The extension would project eastwards to the boundary with 16 Church Road. The single storey extension would be 4.7 metres high to ridge level (2.5 metres to eaves level) with a hipped roof. The single storey extension would project 2.5 metres to the south of the existing building.

Part of the existing retaining wall within the site would be removed with new steps being formed to access the existing terraced garden area within the site.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

7: Requiring good design

12: Conserving and enhancing the historic environment

Core Strategy and Development Management Policies - North 2009

CS1 Development Strategy

CS14 High Quality Development

CS15 Heritage

DM3 High Quality Development

DM4 Development Within & Beyond Settlement Envelopes

DM13 Heritage in 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)

Supplement 3

The Historic Environment

Supplement 7

Householder Alterations and Extensions

Relevant Planning History:

Application Number CB/09/06224/FULL
Description Single storey front extension. Single and two storey rear extension and addition of windows to side elevations
Decision Granted
Decision Date 09/12/09

Application Number MB/95/0978X/FULL
Description Erection of 3 no. detached dwellings each with a detached garage and creation of rear access (Jordan Close)
Decision Granted
Decision Date 25/10/95

Consultees:

Parish/Town Council Henlow Parish Council - Any comments will be reported at Committee

Pollution No objections to the proposal and no conditions recommended. However, as the site is of long historic use there may be unexpected materials or substances in, on or under the ground. It is the responsibility of the Applicant to ensure safe and secure development, so a watching brief for signs of contamination is advised and any indications of potential contamination problems should be brought to the attention of the Local Planning Authority for advice

Other Representations:

Neighbours One letter has been received from the occupier of 3 Jordan Close raising the following concerns:

1. Parking space - There is inadequate parking at the property. The application should not move the front of the existing garage towards my property. There is not "plenty of parking" available at the property as claimed in the Design and Access Statement.
2. West-facing windows - These will overlook my drive and are unnecessary because of the rooflights and other windows proposed.
3. Drawings - There are discrepancies in the submitted plans with the proposed plans showing the location of the garage being further towards my property than existing. The location plan includes some of my property including my garage and land to the north therefore implying there is plenty of parking space when in fact there isn't.

Determining Issues:

The main considerations of the application are;

1. Principle of development
2. Affect on the Character and Appearance of the Area and the Henlow Conservation Area
3. Impact of the proposal on the residential amenities of neighbouring occupiers
4. Highway considerations
5. Other Considerations

Considerations

1. Principle of development

- 1.1 The application site is located within the Settlement Envelope of Henlow and within the Henlow Conservation Area. Policy CS1 of the Core Strategy and Development Management Policies (2009) identifies Henlow as a Large Village. Policy DM4 of the Core Strategy advises that within Large Villages, small-scale housing and employment uses will be permitted. It is therefore considered that extensions at an existing residential property in this location is acceptable in principle, subject to the proposal meeting the requirements of policy DM3 (High Quality Development) and policy DM13 (Heritage and Development).

2. Impact of the proposal on the character and appearance of the area and the Henlow Conservation Area

- 2.1 Jordan Close is a private residential road serving 3 no. dwellings and is accessed via Church Road. The application site is located at the end of Jordan Close, to the rear of dwellings along Church Road. The proposed development's location at the end of Jordan Close means that the proposal is not directly visible from Church Road, with no direct views of the proposal from Church Road. It is therefore considered that the proposal would not have a harmful impact on the character and appearance of the streetscene along Church Road. It is considered that the proposal's location within Jordan Close, on the site of the existing garage, would not result in an over-dominant appearance within the cul-de-sac and therefore would not result in a harmful impact on the character and appearance of Jordan Close.
- 2.2 The application site is located within the Henlow Conservation Area.
- 2.3 Paragraphs 132 - 134 of the National Planning Policy Framework (NPPF) (2012) seek to safeguard heritage assets, and specifically deal with the requirements for developments that affect designated heritage assets and their setting.
- 2.4 Paragraph 132 states the following:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's

conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification".

- 2.5 Paragraph 134 states that where a development proposal leads to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 2.6 It is considered that the location of the proposed extension would not result in an unduly harmful impact on the character and appearance of this part of the conservation area. It is also considered that the proposal would not have a detrimental impact on the character and appearance of the host dwellinghouse itself.
- 2.7 It is considered that the proposal will lead to less than substantial harm to the significance of the designated heritage asset of Henlow conservation area, its setting and the settings of other nearby heritage assets and when weighed against the public benefits of the proposal of extending an existing dwellinghouse to provide additional living accommodation in accordance with relevant planning policy, the proposal is considered acceptable.
- 2.8 The proposal will therefore comply with the NPPF (section 12) and policies DM3 and DM13 of the Core Strategy (2009).
- 2.9 The information submitted with the application states that the proposed materials will be red brickwork to match existing, brown roof tiles to match existing and white double glazed windows and doors to match existing. It is considered that the proposed materials would appear in keeping with the existing garage building and the host dwellinghouse.

3. Impact of the proposal on the residential amenities of neighbouring occupiers

- 3.1 The application site is surrounded by residential properties. It is considered that the properties most likely to be affected by the proposal are 3 Jordan Close to the west, 14 Church Road to the north and 16 Church Road to the east.
- 3.2 In terms of the impact on 3 Jordan Close, there is no boundary treatment at the front of the properties and the proposed first floor extension will appear visible within the streetscene. However, it is considered that the location of the building in relation to 3 Jordan Close, with the proposed extension being located in the corner of the application site, would not result in a significant overbearing impact on the occupiers of this property. A west-facing window is proposed facing the driveway of no. 3 Jordan Close. It is considered that given the position of this window in relation to the north-facing windows of 3 Jordan Close, this window would not result in any undue overlooking or material loss of privacy to occupiers of this property.
- 3.3 16 Church Road is a two storey detached house located to the east of the application site. This property has 2 no. secondary living room windows at

ground level and 2 no. secondary bedroom windows facing the site and a rear conservatory extension. In addition, this property has planning permission (ref; CB/17/02738/FULL, approved 24/08/17) for the erection of a first floor side extension, new roof to front over the existing garage and porch area, and a replacement rear conservatory. This permission removes the secondary living room and bedroom windows on the side elevation facing the application site with a blank elevation shown on the submitted drawings. The application site is located at a significantly lower level than no. 16 Church Road. In addition, there is significant screening up to first floor level between the two properties. The proposal would project a maximum of 5.8 metres to ridge level above the existing boundary wall along the boundary with no. 16. Whilst this is a large scale of building along the boundary with no. 16, there is a 7 metre gap between the proposal and the side elevation of no. 16 and it is therefore considered that the proposal would not result in such a loss of light or overbearing impact to warrant refusal of the application. The submitted drawings indicate 2 no. windows on the eastern elevation of the proposal facing no. 16 and given that the proposal has a number of rooflights to the first floor, the applicant has been requested to remove these side windows to ensure there is no undue overlooking to occupiers of no. 16. Any amended plans received will be reported at Committee.

- 3.4 14 Church Road is located to the north of the proposed extension and has a rear garden depth of 14 metres to the boundary with the application site. There is significant mature landscaping along this boundary. It is considered that the scale and massing of the first floor extension would not result in a significant loss of light or overbearing impact to occupiers of this property given the distance to the house itself. It is considered appropriate that the proposed rooflights in the northern elevation are obscurely glazed to prevent any undue overlooking to occupiers of this property.
- 3.5 It is considered that 16B Church Road to the east of the application site would not be adversely affected by the proposal given its relationship to the boundary to the south of the proposed extension.

4. Highway considerations

4.1 Jordan Close is a private residential road serving 3 no. dwellings. The application site is located at the end of this Close. The proposal does not remove the existing garage accommodation and does not create any additional bedrooms at the property. There is additional parking space to the front of the property and this is considered acceptable for the number of bedrooms at the property.

4.2 Any comments from the Highways officer will be reported at Committee.

5. Other Considerations

5.1 Human Rights/ Equality issues

Based on the information submitted, there are no known issues raised in the context of Human Rights legislation/ The Equality Act 2010 and, as such, there

would be no relevant implications.

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 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.
(Section 7, NPPF)

- 3 The first floor rooflight windows in the northern 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 windows which can be opened are more than 1.7 m above the floor in which the windows are installed. No further windows or other openings shall be formed in the northern, eastern or western elevations.

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

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers RW/17/01A; RW/17/02A

Reason: To identify the approved plan/s 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>

3. As the site is of long historic use there may be unexpected materials or substances in, on or under the ground. It is the responsibility of the Applicant to ensure safe and secure development, so a watching brief for signs of contamination is advised and any indications of potential contamination problems should be brought to the attention of the Local Planning Authority for advice

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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