
Appeal Decision

Site visit made on 3 March 2023

by S. Hartley BA (Hons) Dist.TP (Manc) DMS MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 9th March 2023

Appeal Ref: APP/P0240/D/22/3313261

Bentley House, 60 Station Road, Langford, Bedfordshire SG18 9PG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs K. Rogers against the decision of Central Bedfordshire Council.
 - The application Ref: CB/22/03126/FULL, dated 27 July 2022, was refused by notice dated 23 September 2022.
 - The development proposed is the removal of a double garage and its replacement with a triple garage with a domestic annexe above (room in the roof) as ancillary accommodation to Bentley House, sharing facilities including access/parking/garden.
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Decision

1. The appeal is allowed and planning permission is granted for the removal of a double garage and its replacement with a triple garage with a domestic annexe above(room in the roof) as ancillary accommodation to Bentley House, sharing facilities including access/parking/garden at Bentley House, 60 Station Road, Langford, Bedfordshire, SG18 9PG in accordance with the terms of the application ref. CB/22/03126/FULL, dated 27 July 2022, subject to the following conditions:-
 - i. The development hereby permitted shall be carried out in accordance with the following approved plans: CBC-001 and 42022/1B.
 - ii. Prior to the first occupation of the approved garage/annexe, the existing garage on the site shall be demolished and all associated material removed from the site.
 - iii. The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of 60 Station Road, Langford, Bedfordshire, SG18 9PG.
 - iv. The materials to be used in the external surfaces of the building hereby permitted shall match those used in the host property.

Main Issue

2. The main issue is the effect of the proposed development upon the living conditions of the occupiers of No. 58C Station Road and No. 4 Bentley Close in respect of outlook.

Reasons

3. The appeal property is in a residential area of mainly detached houses which are of varied designs. It is a detached, two-storey, brick built property with a rear amenity space containing a double garage.
4. The proposed development is to remove the double garage situated on the south west extremity of the rear space and to replace it with a detached, triple garage with a domestic annex at first floor level, to be located on the north west extremity of the rear space.
5. It would be sited along the adjoining boundary with No. 58C Station Road, though not directly against the adjoining dwelling itself, but rather alongside its rear amenity space. It would have a length of approximately 12 metres with a ridge height of some 5.2 metres. The proposed ridge would slope away from the adjoining rear garden. While it would be visible from the adjoining dwelling, it would not be directly in front of it, but rather would be offset to the side.
6. For the above reasons, I consider that it would not have a significantly overbearing impact on neighbouring residents when seen from the dwelling or indeed from the rear garden which would run alongside it.
7. The proposed development would be sited within approximately 5.2 metres of the dwelling at No.4 Bentley Close and near to its boundary. However, it would not be sited directly to the rear of the dwelling but would be offset to the side. While I appreciate that the proposed development would change the outlook appreciated by residents from the adjoining dwelling and its garden, it would not be within the direct line of sight. I do not consider that it would be so significant a change as to lead to an overbearing impact.
8. Therefore, I conclude that the proposed development would conform to policy HQ1 of the Central Bedfordshire Local Plan 2021 and the Central Bedfordshire Design Guide 2014, both of which require high quality design which relates well to existing local surroundings including impacts upon existing uses, and with the National Planning Policy Framework 2021 which requires the same.

Conditions

9. I have imposed the standard time condition and a condition to ensure the development is in accordance with the approved plans in the interests of certainty. In the interests of good design, it is necessary to impose a condition relating to external materials. In the interests of certainty, I have imposed a condition that the approved development is to be used for purposes relating to the residential use of the host property.

Conclusion

10. For the reasons outlined above, I conclude that the appeal should be allowed.

S. Hartley

INSPECTOR