



**96 Broom Road, Biggleswade,  
SG18 9JE**

Appraisal

23.10.2018










**MASS  
Reports**

96 Broom Road, Biggleswade  
Appraisal




# Overview

In the following report our architects will provide you with a detailed appraisal of planning feasibility for the property. We have considered both local and National planning rules and nearby planning applications to build a realistic approach towards the appraisal.

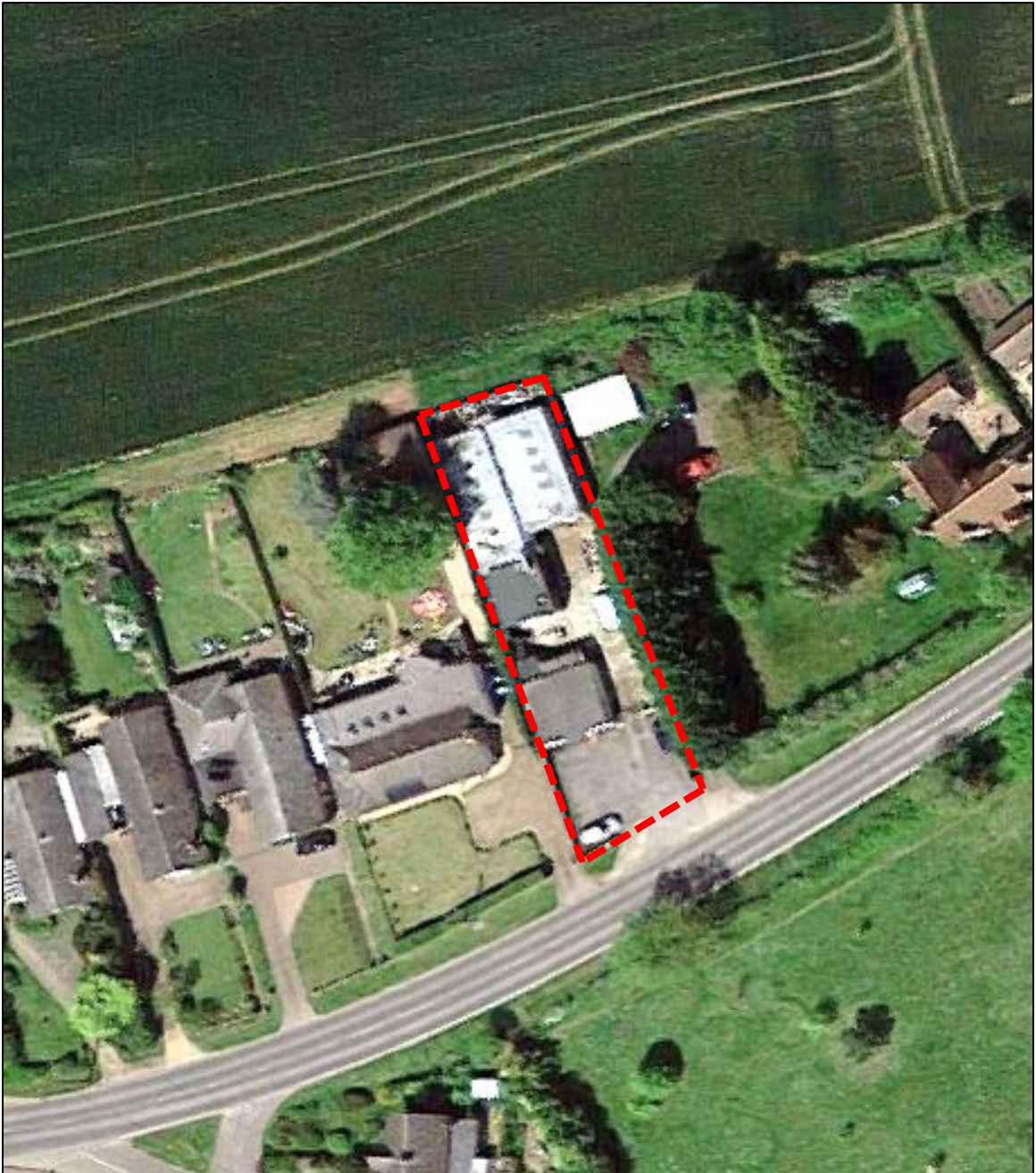
If you would like to look in to this even further please [click here](#) to upgrade to the next level report

-  Nearby properties which need to be considered
-  Schooling and travel links nearby
-  Council provide a clear planning outline
-  Relevant successful planning applications nearby
-  Flood risk on or around the property
-  Listed buildings status on or around the property
-  Conservation Area

## Key

-  No issues which would effect your application
-  Some issues nearby which could effect your application
-  There are issues which would effect how we present your application

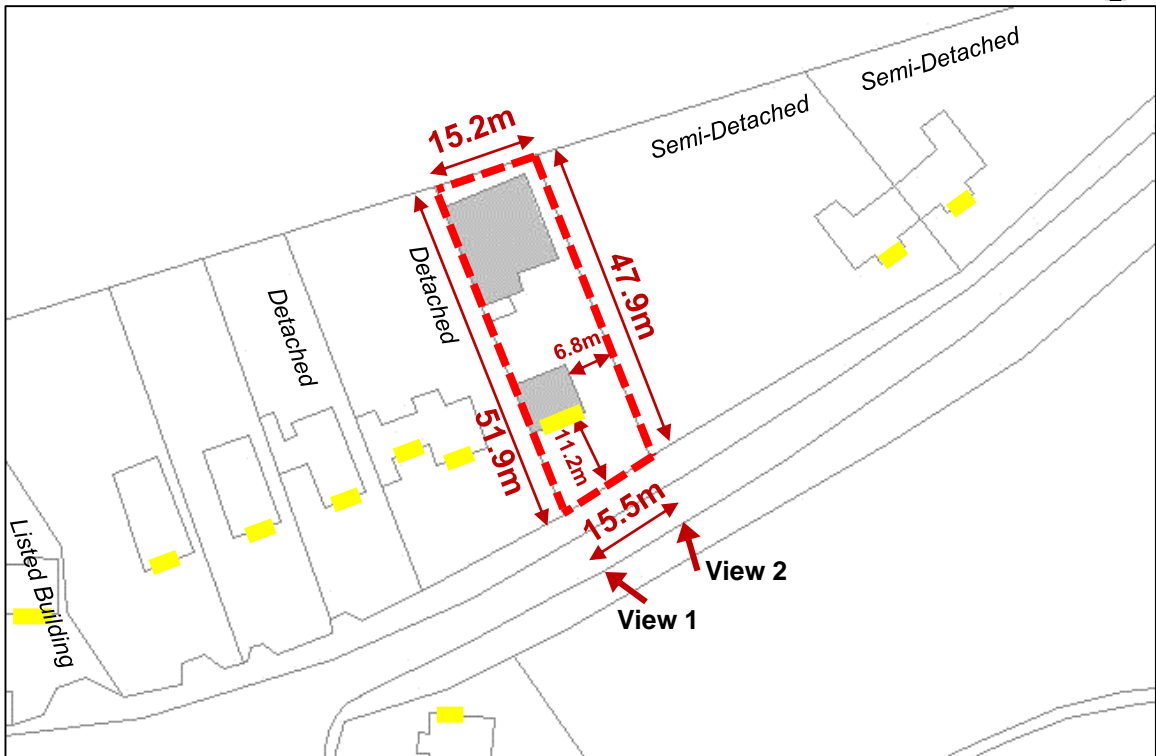
# Plot Boundary



Plot Area ~ 0.188 acres (8189 sqft / 760.8 sqm)

Central Bedfordshire Council

# Plot Area Statistics and Surroundings



For illustration purposes only: Not to scale

**Plot area** 8189 sqft (760.8 sqm)  
**Building Footprint** 2704 sqft (251.2 sqm)

- - - Plot boundary
- Existing Building
- Windows

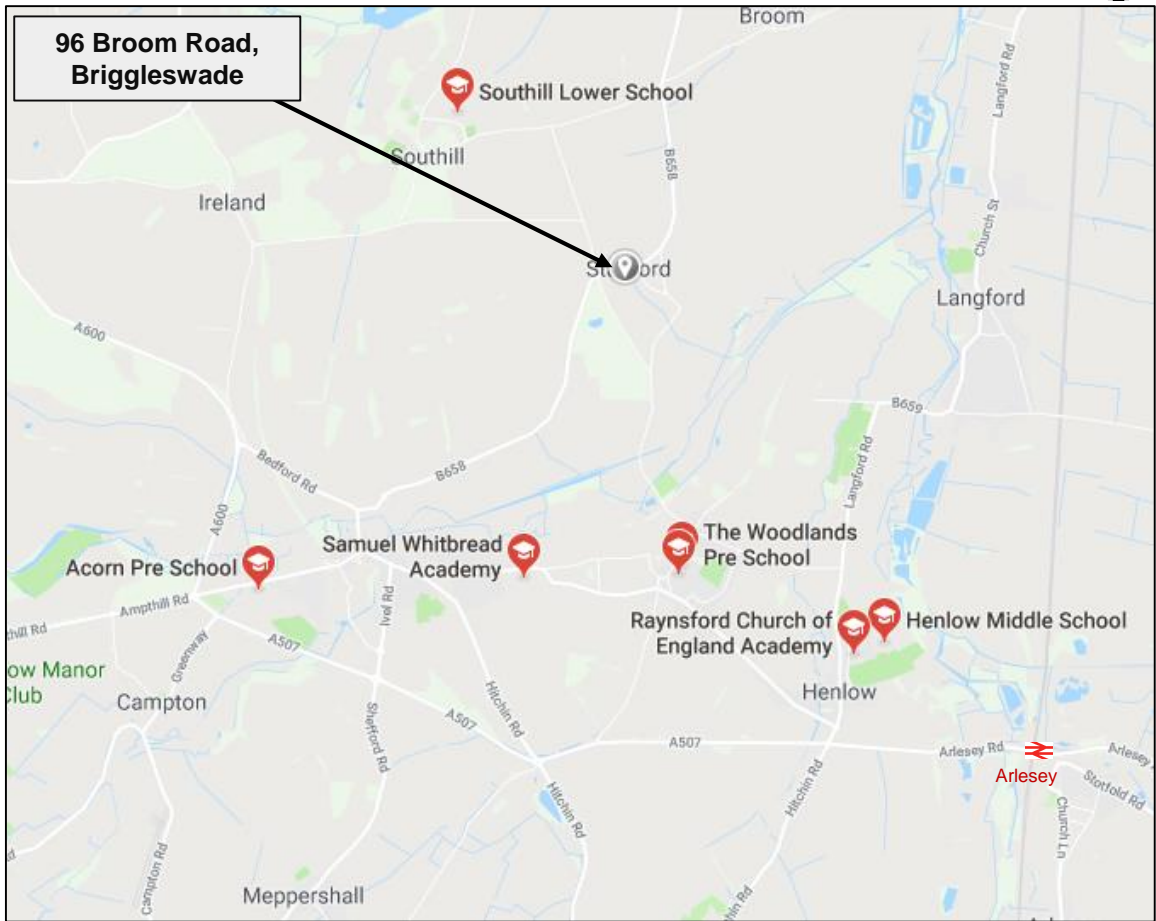
The property is detached and most of the buildings on this road are one and two Storeyed. The property has been under commercial usage.



## Population Statistics

Radius	Population	Households
100m	45	15
250m	100	38
500m	232	83
750m	263	97
1km	324	124

# Facilities Nearby



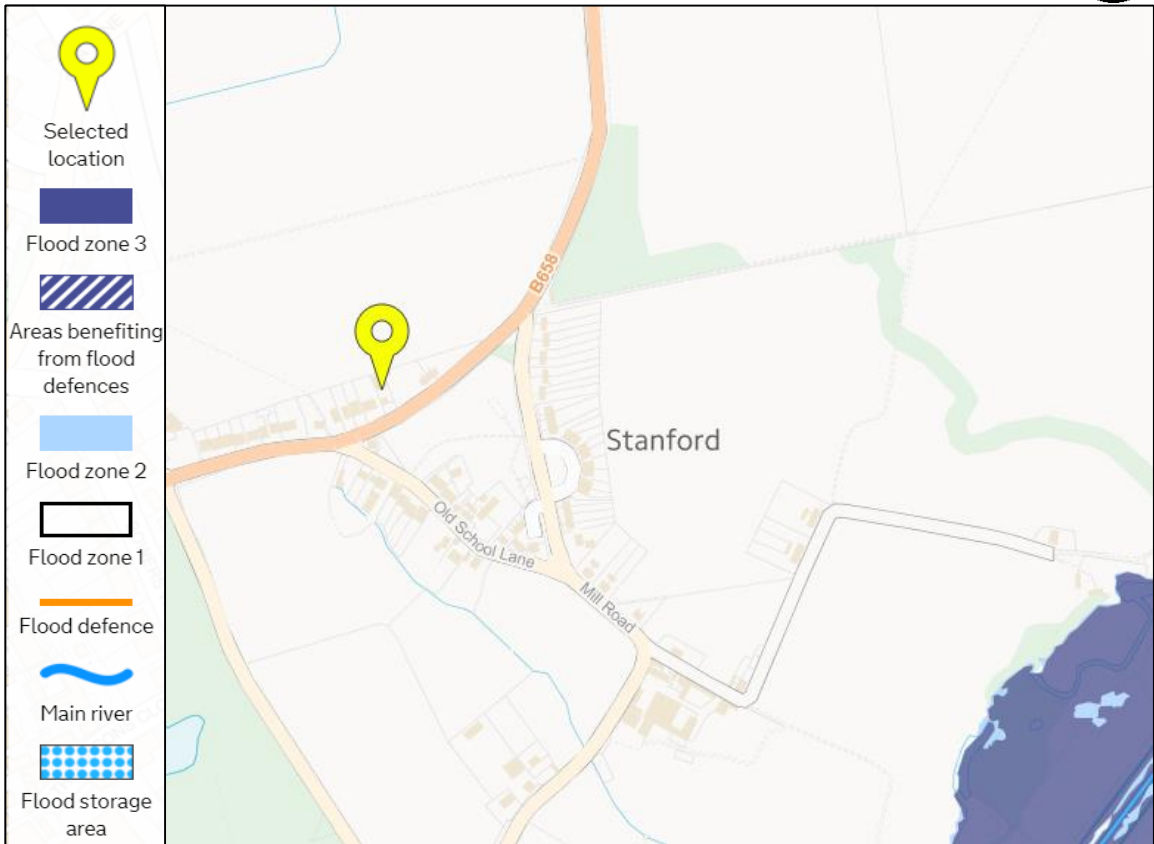
The map above shows nearby school locations, for more information click the links below

 [Train Station](#)

 [Bus Stops](#)

 [Schools](#)

# Planning Constraints



- **Flooding**

The site location does not come in flood zone

- **Environmental**

Not in Greenbelt or AONB (Area of Outstanding Natural Beauty)

- **Conservation Area**

Not in conservation area

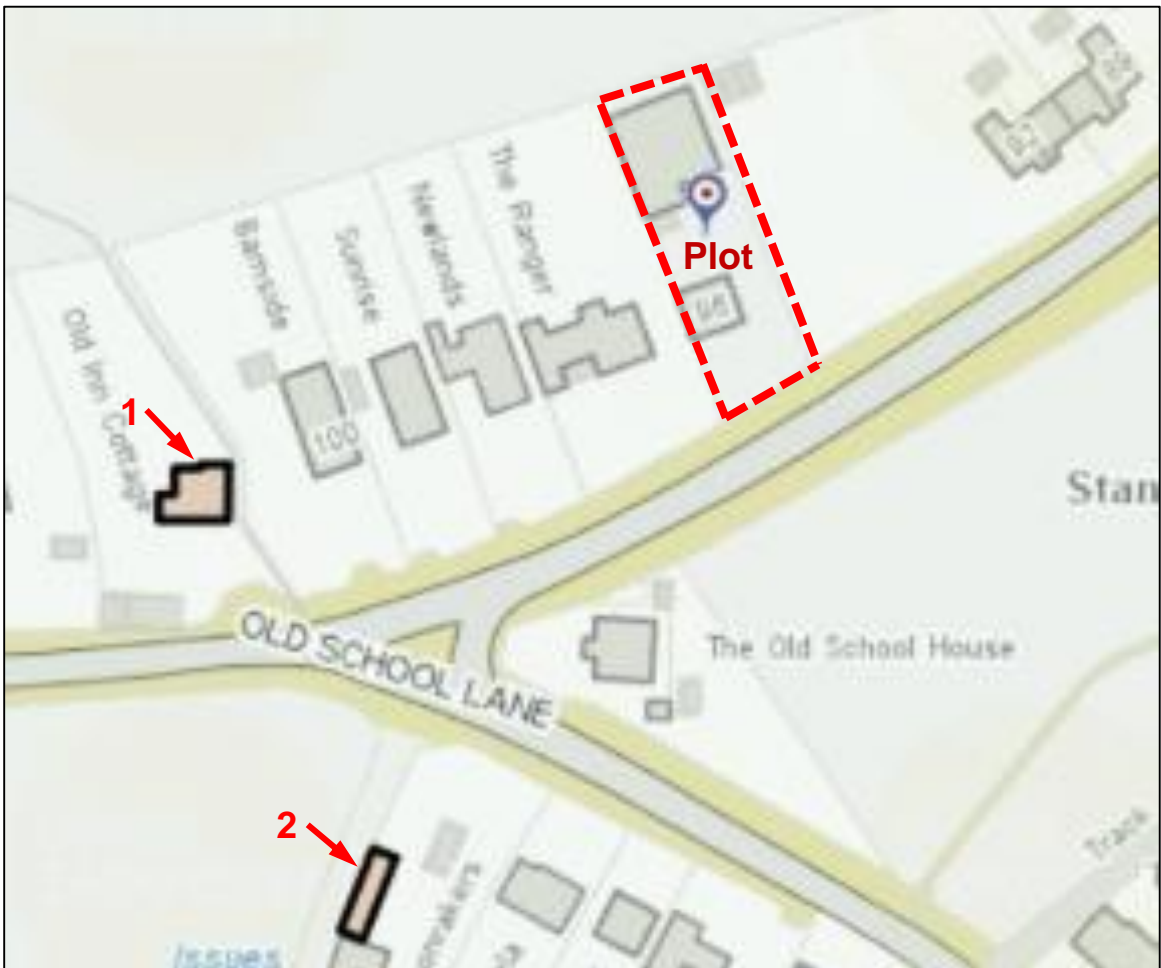
- **Planning Application**

No history

- **Trees which effect development**

None

## Listed Buildings



Property is not a listed building and there are two Listed buildings within 100 m.

S.No.	Name of Listed Buildings	Link to Listed Buildings
1	Old Inn Cottage, Broom Road, Biggleswade, Bedfordshire	<a href="#">Click here to see Listed Building Information</a>
2	Moon Rakers 0 Old School Lane, Biggleswade, Bedfordshire	<a href="#">Click here to see Listed Building Information</a>

# Feasibility of Extension

## Front extensions

The front elevation of a house is the most difficult to alter or extend satisfactorily. Extensions that project forward of the building line will be required to make a positive contribution to improving the character and the appearance of the area. Large extensions on the front of properties are generally not acceptable as they can have a significant impact upon the street scene.

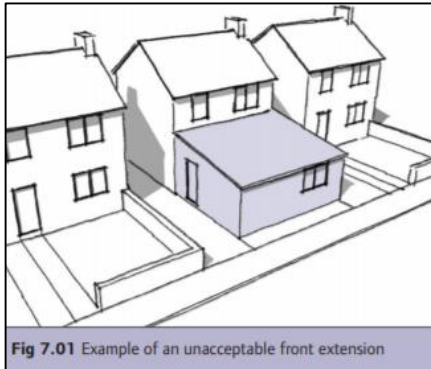


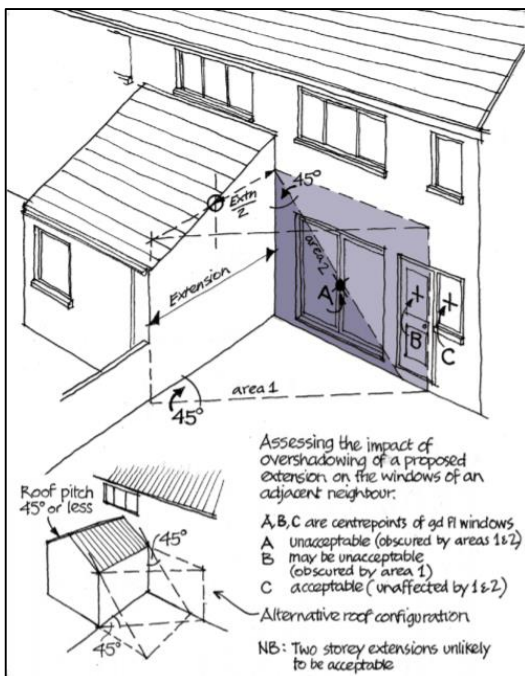
Fig 7.01 Example of an unacceptable front extension



Fig 7.02 Large front extensions can damage the streetscene

## Side extensions (detached houses)

For detached dwellings there is greater flexibility. However, set backs to ridge levels and façade junctions help to ensure that new extensions appear subservient to the existing dwelling.



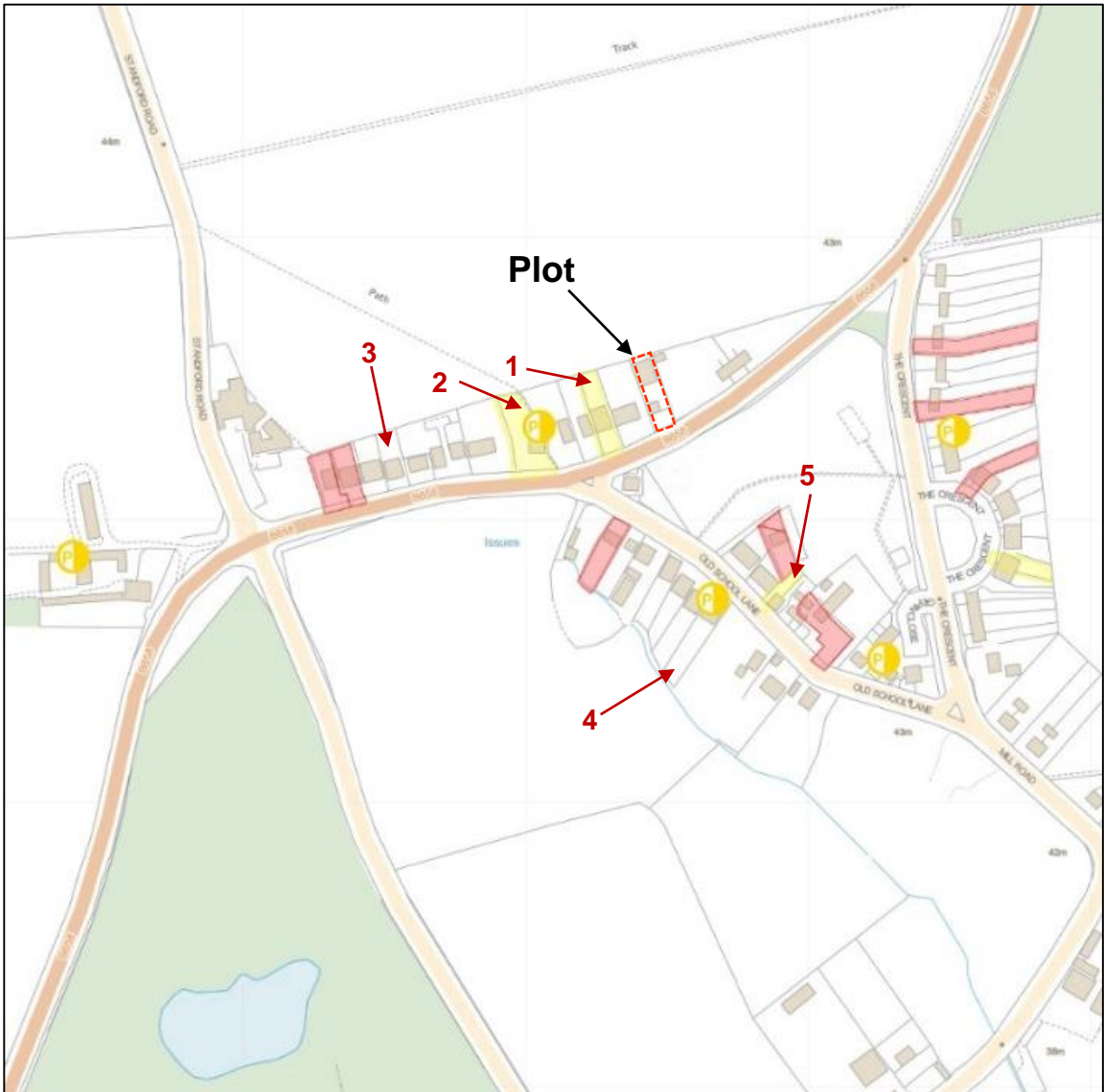
## Assessing the Impact on Neighbours

- Extensions should not be overbearing to your neighbours or result in an unacceptable loss of daylight or sunlight to neighbouring properties.
- As a minimum, there must be a one metre gap, preferably more at first floor level and above. Twostorey extensions should be subservient to the main dwelling and limited in depth, width and height so as to avoid an overbearing appearance, significant overshadowing and loss of privacy and should avoid an un-neighbourly impact

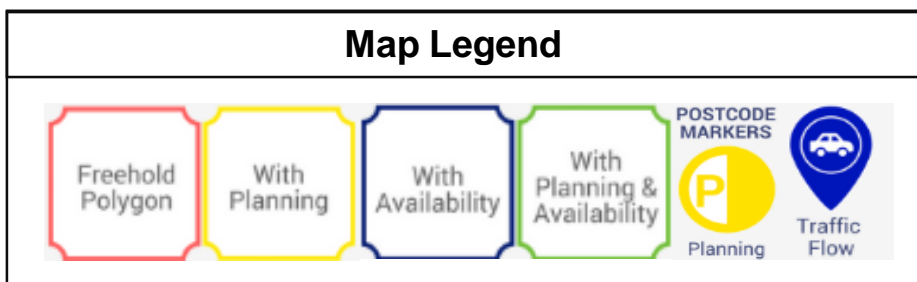
Source: [Click here for Rules and Regulations of Local Council](#)



# Comparable Planning Applications for Extensions

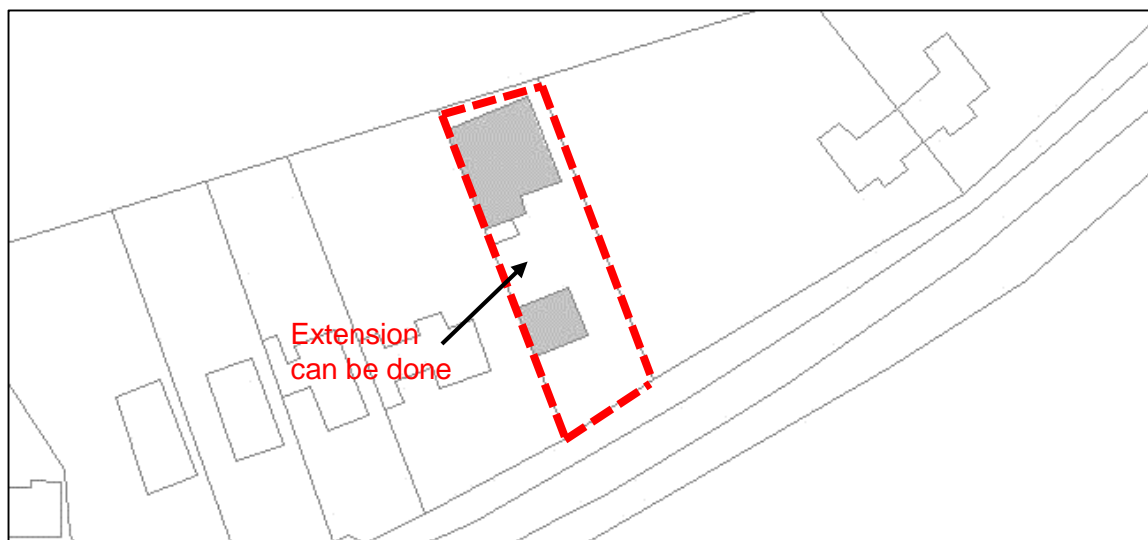


Planning Applications since 2010 with in 0.25 mile of 96 Broom road, Biggleswade

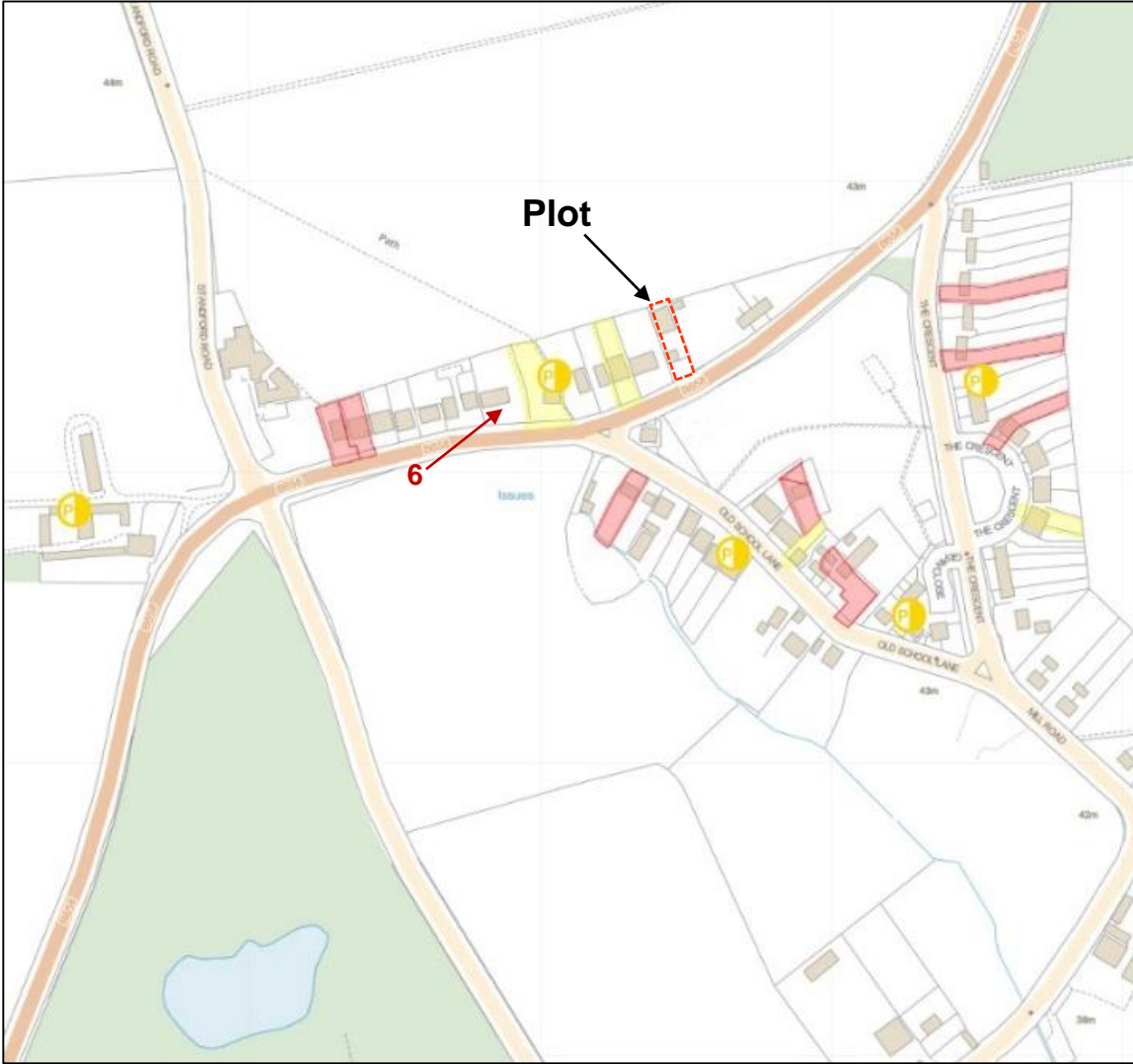


## Planning applications For Extension

S.No.	Address	Description	Decision Date	Link to application
1	Newlands, Broom Road, Biggleswade, SG18 9JE	Granted Part demolition of existing garage and store and erection of single storey rear extension.	17/04/2012	<a href="#">Click here for full planning application</a>
2	Old Inn Cottage, Broom Road, Stanford, Biggleswade, SG18 9JE	Single storey side extension and first floor side extension. Insertion of rear ground floor utility window and alterations to single storey front porch.	13/03/2017	<a href="#">Click here for full planning application</a>
3	110 Broom Road, Stanford, Biggleswade, SG18 9JE	Conversion of existing garage to study and erection of double garage	19/07/2011	<a href="#">Click here for full planning application</a>
4	Farr View, Old School Lane, Stanford, Biggleswade, SG18 9JL	Two storey and part single storey rear extension	20/03/2017	<a href="#">Click here for full planning application</a>
5	1 Laburnham House, Old School Lane, Stanford, Biggleswade, SG18 9JL	Two storey side/rear extension	12/11/2010	<a href="#">Click here for full planning application</a>



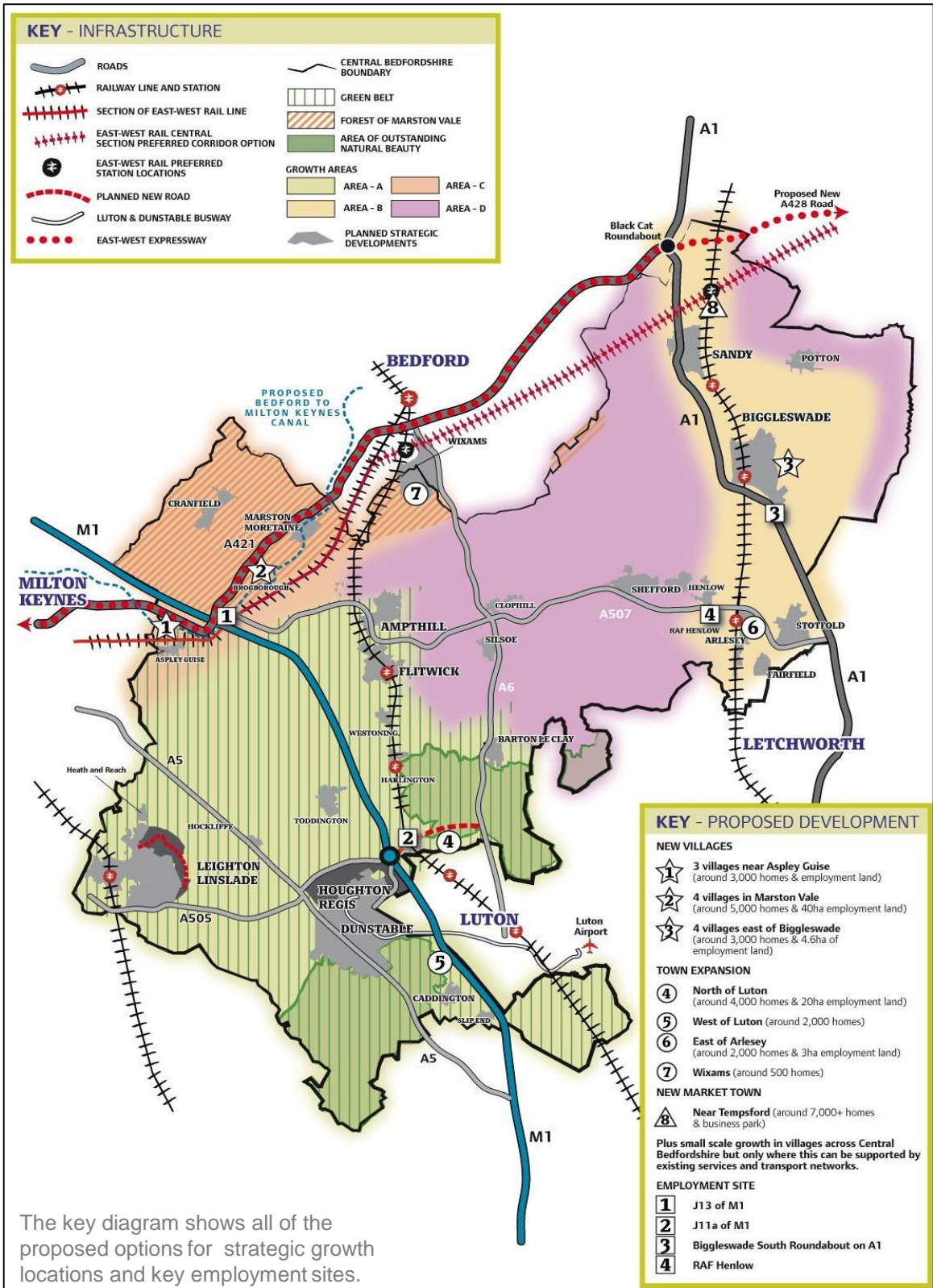
# Comparable Planning Applications for demolition of existing and erection



Planning Applications since 2010 with in 0.25 mile of 96 Broom road, Biggleswade

S.No.	Address	Description	Decision Date	Link to application
6	Land adjacent to 106 Broom Road, Stanford, Biggleswade, SG18 9JE	Construction of a three bedroom cottage with alterations to access arrangements to existing bungalow- <b>Refused</b>	13/04/2017	<a href="#">Click here for full planning application</a>

# Strategic Growth Locations



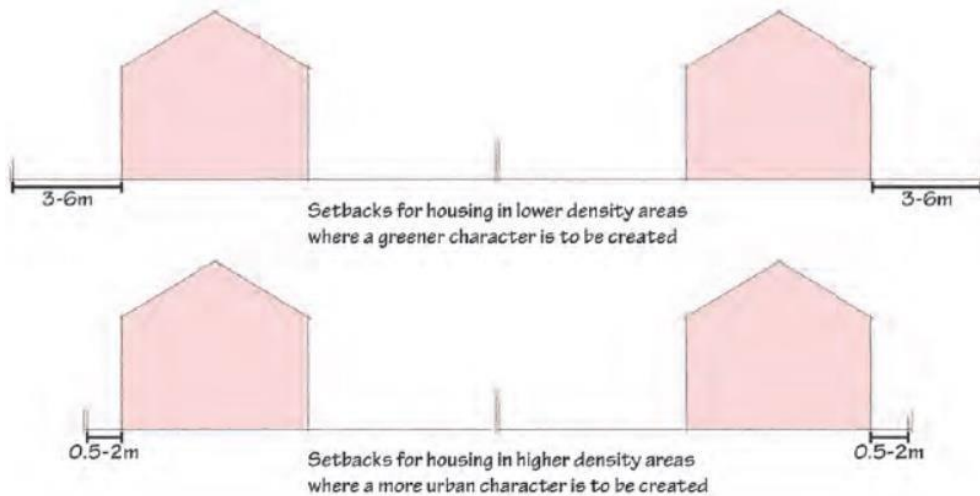
The key diagram shows all of the proposed options for strategic growth locations and key employment sites.

Source: [Click here for Local Plan - Central Bedfordshire](#)

# Residential Development

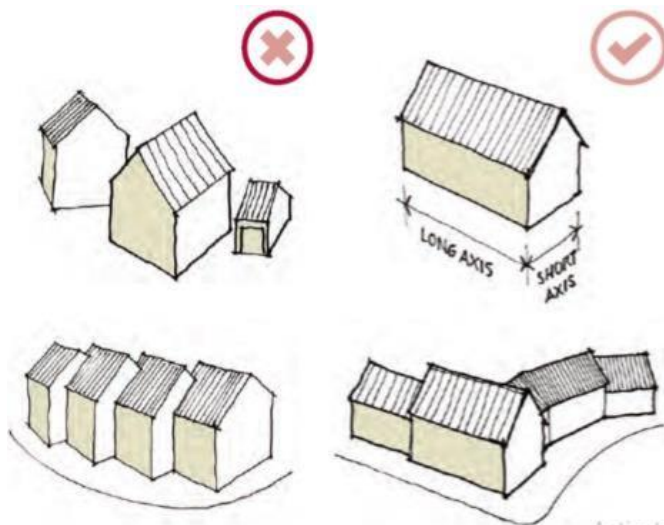
## Frontage Conditions and Setbacks

- The amount of frontage amenity space or setback to a dwelling should be determined by the existing or proposed character of the street and its degree of urban, suburban, formal or informal nature.
- In all but exceptional cases, the frontage should be no less than 0.5 metres (to allow for opening windows, canopies, steps, planting, bins etc) and is unlikely to be more than 6 metres. The preferred approach for larger homes (4-bed plus) that are likely to accommodate children is a minimum 2m setback.



## How to Achieve Active Frontages

- Have frequent doors and windows with few blank walls
- Consider narrow frontage buildings to give vertical rhythm to the street



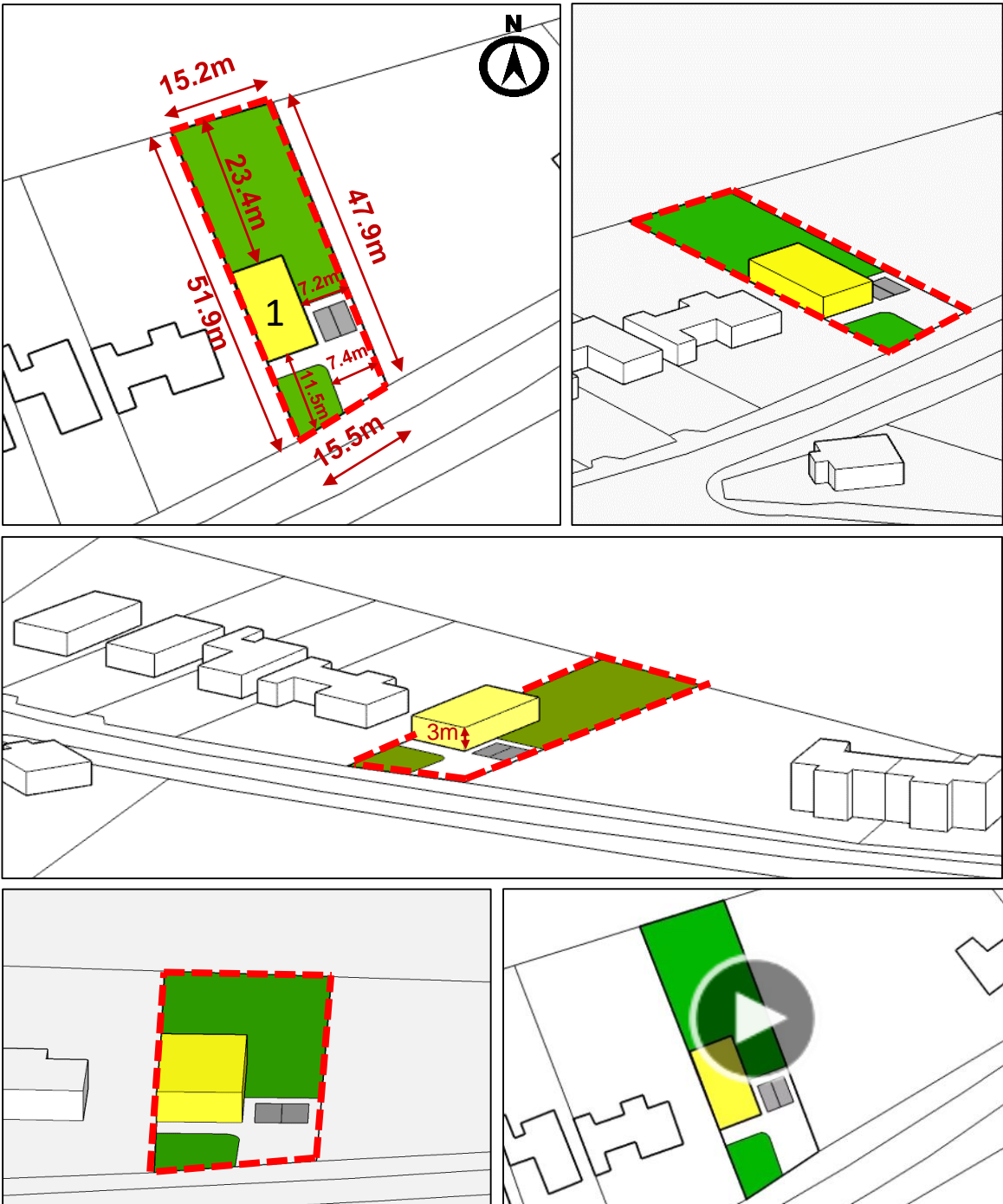
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Note: As per the Local Council Residential development norms, providing two semi-detached units is not feasible.

# Massing Studies

Type 01 – One storey 3 Bedroom Detached unit.

**Note:** The height of the building mass does not take into consideration the loft space, where there might be potential to add a further room Subject To Planning Permission.



For illustration purposes only: Not to scale

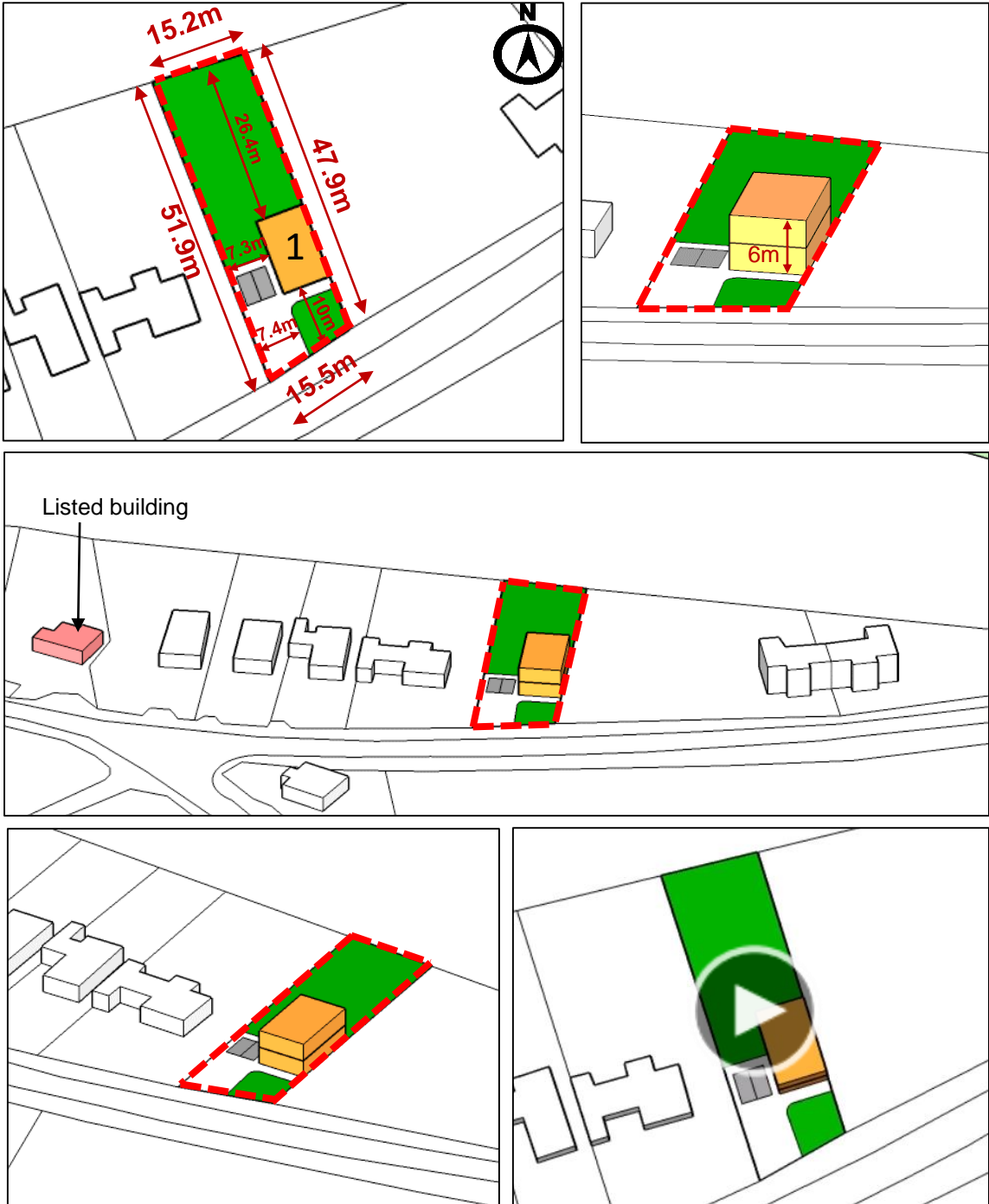
Total No. Units : 01  
 3 bedroom – 1 units each 1291 ft<sup>2</sup>  
 Car parking - 02

Habitable rooms ~ 03  
 Footprint ~ 1291 ft<sup>2</sup>  
 GEA ~ 1291 ft<sup>2</sup>

- 3 Bedroom
- Green space
- Car parking

Type 02 – Two storey 5 Bedroom Detached unit.

**Note:** The height of the building mass does not take into consideration the loft space, where there might be potential to add a further room Subject To Planning Permission.



For illustration purposes only: Not to scale

Total No. Units : 01  
 5 bedroom – 1 unit of 2152.7 ft<sup>2</sup>  
 Car parking - 02

Habitable rooms ~ 05  
 Footprint ~ 1076.4 ft<sup>2</sup>  
 GEA ~ 2152.7 ft<sup>2</sup>

- 5 Bedroom
- Green space
- Car parking

## Precedents



[Click here for full planning application](#)



The Precedent precedes the proposed massing option 2, though there is no history of available planning applications.

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