

Item No. 7**SCHEDULE B**

APPLICATION NUMBER	CB/09/05279/FULL
LOCATION	4 Lomond Drive, Linslade, Leighton Buzzard, LU7 2XX
PROPOSAL	Erection of single storey front and two storey side extension
PARISH	Leighton-Linslade
WARD	Leighton Linslade Central
WARD COUNCILLORS	Cllrs Bowater, Johnstone, Sharer & Spurr
CASE OFFICER	Nicola McPhee
DATE REGISTERED	15 July 2009
EXPIRY DATE	09 September 2009
APPLICANT	Mr A Kirk
REASON FOR COMMITTEE TO DETERMINE	Case called in by Cllr David Hopkin due to highway concerns
RECOMMENDED DECISION	Grant Planning Permission

Site Location:

The application site comprises a two storey, detached dwelling and detached garage, located on the junction of Carron Close and Lomond Drive. The site is flanked by number 2 Lomond Drive to the west, 1 Carron Close to the south and highway to the east.

The rear garden is enclosed by way of a 2m high brick wall.

The Application:

Permission is sought for a part two storey, part first floor and part single storey side extension which would measure 2.6m in width by 9.7m in length. The proposal also includes the erection of a front garage of 3.8m in width by 3m in depth.

Also subject of this application is the relocation of the side garden boundary wall to enclose a portion of land within the applicant's ownership into his own private garden. This land is not considered to be amenity land.

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

PPS 1 - Delivering Sustainable Development

Regional Spatial Strategy**East of England Plan (May 2008)**

ENV7 - Quality in the Built Environment

South Bedfordshire Local Plan Review Policies

H8 - Extensions to Dwellings

BE8 - Design Considerations

Planning History

SB/TP/01/0457

Erection of single storey front and two storey side extension.

Representations:

(Parish & Neighbours)

Town Council No objections.

1 Carron Close No objection to extension but objection due to loss of highway visibility as a result of the relocation of the boundary wall.

Consultations/Publicity responses

None to date.

Determining Issues

The main considerations in the determination of the application are:

1. Impact of the development on neighbouring properties and the character of the street scene.
2. Highway Implications.

Considerations

1. Impact of the development on neighbouring properties and the character of the street scene.

The proposed extensions would be in-keeping with the existing dwelling and character of the street scene. The side extension would be situated approximately one metre from the property boundary and is not considered to have any potential impact of the appearance of terracing.

2. Highway Implications

Objections have been raised by the occupiers of number 1 Carron Close with regard to the relocation of the boundary wall to incorporate some land at the side of the plot. The scheme as submitted proposes the enclosure of this triangle of land in its entirety. However, discussions are taking place between the Highway Authority, applicant and case officer to provide a revised scheme that would allow for satisfactory visibility for the occupiers of number 1 Carron Close and for the occupiers of the application dwelling. Subject to the receipt of this revised plan there would be no objection to the scheme and the application could therefore be likely dealt with under the scheme of delegation.

There would be three parking spaces provided which is in-line with Highways guidance.

Reasons for Granting

The revised scheme addresses the concerns raised by the occupiers of number 1 Carron Close, therefore the proposal is considered to be acceptable and in accordance with local and national policies.

Recommendation

That Planning Permission be **GRANTED** subject to the following:

- 1 The development 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 The external finish of the walls and roofing materials to be used for the extension shall match that of the existing building as closely as possible.
REASON: To ensure that the development is in keeping with the existing building.
(Policies BE8 & H8 S.B.L.P.R).

- 3 This permission relates only to the details shown on plan/s..... received **/**/** or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plan/s and to avoid doubt.

Notes to Applicant

1. In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

**Regional Spatial Strategy
East of England Plan**

ENV 1 - Quality in Town and Country

South Bedfordshire Local Plan Review

BE8 - Design considerations

H8 - Control of Extensions to Dwellings

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).

3. 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.

DECISION

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