

**Item No. 17****SCHEDULE C**

**APPLICATION NUMBER** CB/09/05594/FULL  
**LOCATION** 18 POPLAR CLOSE, SANDY, SG19 1HH  
**PROPOSAL** FULL: SINGLE STOREY REAR EXTENSION.  
**PARISH** Sandy  
**WARD** Sandy  
**WARD COUNCILLORS** Cllr P Blaine and Cllr N Aldis  
**CASE OFFICER** Annabel Gammell  
**DATE REGISTERED** 31 July 2009  
**EXPIRY DATE** 25 September 2009  
**APPLICANT** Mr & Mrs Ash  
**AGENT** Roger Pitt Designs  
**REASON FOR COMMITTEE TO DETERMINE** A MEMBER LIVES IN ADJOINING PROPERTY

**RECOMMENDED DECISION** Grant Planning Permission

**Site Location:**

The application site is 18 Poplar Close in Sandy, which is a two storey, mid terrace, L-shaped residential dwelling which is constructed from brown brick with white window and door frames and fascia detailing. The dwelling has a conservatory and garden to the rear, there is on street parking to the front. Poplar Close is a small residential cul-de-sac to the west of Sandy town centre, the road is adjacent to the A1. The houses within the cul-de-sac were constructed at a similar time in complimenting styles.

**The Application:**

This application seeks permission for a single storey rear extension.

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

PPS 1 Delivering Sustainable Development (2005)  
PPS 3 Housing (2006)

**Regional Spatial Strategy**

East of England Plan (May 2008)  
Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

**Bedfordshire Structure Plan 2011**

Not applicable

**Mid Bedfordshire Local Plan First Review 2005**

## South Bedfordshire Local Plan Review Policies

Not applicable

### Supplementary Planning Guidance

Mid Bedfordshire District Council's Technical Guidance: 'Extensions and Alterations: A Design Guide for Householders' (2004)

### Planning History

None

### Representations: (Parish & Neighbours)

Sandy TC:	No objections
Adjoining neighbours:	No comments received

### Consultations

The Environment Agency	Application site falls in Cell D2 of Environment Agency's PPS25 Flood Zone Standing Advice Matrix Version 2. No further action is necessary.
The Internal Drainage Board	Application site falls in Flood Zone 3, the development is not likely to increase the flood risk, the design of the extension should be compatible with flood resilient standards.
Site Notice Posted 11.08.09:	No comments received

### Determining Issues

The main considerations of the application are;

1. The effect upon the character and appearance of the area.
2. The impact on neighbouring amenities.
3. Other considerations.

### Considerations

- 1. The effect upon the character and appearance of the area.**

The proposal is for a single storey rear extension would measure some 3.5 metres by some 3.6 metres. The extension would not project further than the existing rear elevation, as it would be located in a recessed area, between the existing side elevation and a close board fence some 1.8 metres high which demarcates the boundary of the property. It is proposed that the height of the extension would be some 3.8 metres with a mono pitched roof sloping away from the existing dwelling.

The extension would appear subservient to the host dwelling by reason of the fact it is lower in height, and set in from the boundary, which is in accordance with the guidance as set out in the MBDC Technical Guidance: 'Extensions and Alterations: A Design Guide for Householders' (2004).

Materials to match those on the host dwelling would be used and overall it is considered that the proposed extension would not have a detrimental impact on the character or appearance of the surrounding area. This is in accordance with Policy DPS6 of the Mid Beds Adopted Local Plan (2005).

Due to the fact the design accords with the guidance and also because it is unlikely to be visible within the public realm it is not considered that the proposed extension would have a detrimental impact upon the character or appearance of the surrounding area. This is in accordance with Policy DPS6 of the Mid Beds Adopted Local Plan.

## **2. The impact on neighbouring amenities.**

The property is a centre terrace, which is a corner plot between numbers 17 and 19 Poplar Close, it is judged that the single storey extension would not cause a significant impact upon any neighbouring properties. The extension would be next to the boundary with number 17, there are no windows on the number 17 side in this shared elevation, and the extension would only be partially visible over the close board fence. The extension would be on the opposite side of the dwelling from number 19, and as it would not project further than the existing rear elevation it would not cause a significant impact upon this neighbour. It is considered that this extension in this location would not cause a significant impact upon any adjoining neighbours in terms of loss of privacy, light or overbearing impact.

No comments have been received from any neighbouring property.

## **3. Any other implications**

The application site is within a Flood Risk Area, but it is considered that as it is of such a minor scale it should not significantly increase the risk of the area flooding.

## **Reasons for Granting**

The proposed single storey rear extension on this residential dwelling would not detrimentally impact upon the character and appearance of the surrounding area and there would be no detrimental impact upon any neighbouring properties. The scheme therefore, by reason of its site, design and location, is in conformity with Planning Policy Statement 1 (2005), Planning Policy Statement 3 (2006), East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policy DPS6 of the Mid Bedfordshire Local Plan First Review (2005). It is further in conformity with the Mid Beds Supplementary Technical Guidance 'Extensions and Alterations: A Design Guide for Householders' (2004).

**Recommendation**

That Planning Permission be granted subject to the following:

- 1 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 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/complement the existing building(s) and the visual amenities of the locality.

**DECISION**

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