

SCHEDULE C

APPLICATION NUMBER	CB/09/00707/FULL
LOCATION	9 Cherrytree Way, Ampthill, Bedford, MK45 2SZ
PROPOSAL	Full: Demolition of garage and utility room to provide driveway to front and single storey extension to side and conservatory to rear
PARISH	Ampthill
WARD	Ampthill
WARD COUNCILLORS	Cllr P Duckett & Cllr G Summerfield
CASE OFFICER	Duncan Jordan
DATE REGISTERED	04 September 2009
EXPIRY DATE	30 October 2009
APPLICANT	Mrs Morton
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Applicant is an employee of Central Bedfordshire Council
RECOMMENDED DECISION	Grant Planning Permission

Site Location:

9, Cherrytree Way, Ampthill is a semi detached property whose general appearance appears to date the property to the early 1980's. The property lies to the north of Cherrytree Way, in a small estate of similarly designed and aged properties. In terms of Local plan policy, the property lies in the designated Settlement Envelope.

The Application:

For the demolition of a garage and utility room to provide a driveway to front and single storey extension to side and conservatory to rear.

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS1: Delivering Sustainable Development
PPS3: Housing

Regional Spatial Strategy

East of England Plan (May 2008)

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

Bedfordshire Structure Plan 2011

Mid Bedfordshire Local Plan First Review 2005 Policies

DPS6 - Criteria for extensions

Supplementary Planning Guidance

Technical Planning Guidance: Extensions and Alterations: A Design Guide for Householders

South Bedfordshire Local Plan Review Policies

Supplementary Planning Guidance

Planning History

92/00386 Retention of single storey side extension. Approved 1/6/92

Representations: (Parish & Neighbours)

Parish/Town Council	Support subject to no adverse effect on neighbouring properties
Neighbours	No response

Consultations/Publicity responses

Highways Comments to be reported

Determining Issues

The main considerations of the application are;

- 1. Visual impact on the character and appearance of the area**
- 2. Impact on neighbouring residential amenity**
- 3. Highways**

Considerations

1. Visual impact on the character and appearance of the area

The existing single storey side extension is proposed demolished and its replacement with a side extension of reduced depth but comparable width. Remodelling of the property continues to the rear elevation wherein a replacement conservatory is proposed. The new side extension is proposed for additional living accommodation; a single car space is proposed in front of the extension.

In terms of its impact on the character and appearance of the area the property sits adjacent a relatively large public grassed area and therefore has substantial public views afforded to the side of the property. The new side extension is considered to sit well with the property, well set back and replacing a previous side extension which has an awkward relationship with the existing conservatory.

2. Impact on neighbouring residential amenity

The property occupies a corner plot and has no immediate neighbour to the east. The adjoining neighbour to the west will not be affected by the side extension. The replacement conservatory, with a brick side wall, will extend a further 10cm into the garden area than the existing structure. Additionally the conservatory will contain a partially bricked side wall, and will therefore be of greater impact than the existing structure, but the change is not so significant to warrant a refusal of planning permission. The neighbour has not raised an objection.

3. Highways

Both the existing and proposed arrangements make provision for the parking of one vehicle on plot and therefore no objection is anticipated from the highways officer. Further comment will be reported to the meeting.

Reasons for Granting

The proposed side extension is well set back from the frontage of the property and appears in a suitably subordinate role. The impact of the re-designed conservatory on the amenity of the neighbouring property is considered to be acceptable such that the proposal is in compliance with Policy DPS6 and Technical Planning Guidance: Extensions and Alterations: A Design Guide for Householders.

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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