

Item No. 20**SCHEDULE C**

APPLICATION NUMBER	CB/10/00337/FULL
LOCATION	11 Willow Way, Flitwick, Bedford, MK45 1LL
PROPOSAL	Full: Single storey rear extension, Dormers to front and rear, erection of front porch.
PARISH	Flitwick
WARD	Flitwick East
WARD COUNCILLORS	Cllr Jamieson & Cllr Turner
CASE OFFICER	Mary Collins
DATE REGISTERED	01 February 2010
EXPIRY DATE	29 March 2010
APPLICANT	Mr & Mrs S Dix
AGENT	FOD Limited
REASON FOR COMMITTEE TO DETERMINE	Applicant an employee of Central Bedfordshire
RECOMMENDED DECISION	Full Application - Granted

Site Location:

11 Willow Way is a semi-detached bungalow constructed in a buff brick with a pitched roof of interlocking concrete tiles. To the front the property has a gable projection. To the side/rear it has a detached single garage. The property lies on the southern edge of the town with open fields and the River Flit to the rear.

Willow Way is characterised by pairs of bungalows of a similar style and age, some of which have been extended at roof level to create dormer windows.

The Application:

Planning permission is sought for the erection of a two storey rear extension, a single storey side extension and a porch to the front elevation.

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

- PPS 1 Delivering Sustainable Development
- PPS 3 Housing

Regional Spatial Strategy

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

Bedfordshire Structure Plan 2011

None

Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009

DM3 - Criteria for extensions

Supplementary Planning Guidance

Design in Central Bedfordshire: A Guide for Development, Adopted January 2010

Planning History

None

Representations: (Parish & Neighbours)

Flitwick TC Adjacent Occupiers	Support The Occupier of No. 13 Willow Way raises concern over the distance between the proposed rear extension and their existing extension
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Consultations/Publicity responses

Highways	The proposal is increasing the number of bedrooms in the dwelling from two to three for which a minimum of two parking spaces would be required. These can be accommodated on site. Therefore no objection to the proposal as submitted.
IDB	There is no indication with this application of the means of disposal of surface water. If this is to be to soakaways then these should be designed and constructed to BRE Digest 365. Please inform the applicant that the Board will not consent to surface water from the proposals being discharged to the watercourse to the southeast of the property, unless it can be shown that surface water already discharges to this watercourse and the increase will be attenuated to the existing rate.
Site Notice posted 10/02/10	No response received

Determining Issues

The main considerations of the application are;

1. Visual impact upon the character and appearance of the area
2. Impact upon neighbouring residential amenity
3. Other concerns

Considerations

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

A single storey extension is proposed to extend across the full width of the rear elevation. One section of the extension which seeks to enlarge the sitting room projects by 5 metres and is approximately 3.7 metres wide, whilst the existing kitchen will be extended by 1.6 metres to form an enlarged kitchen area. The extension will have a shallow monopitch lean to roof with eaves and guttering, parallel with the ridge of the main roof.

The extension is relatively deep however given the attached property has been previously extended to this depth, the projection of the extension is considered acceptable.

Dormer windows are proposed to the front and rear elevations. To the front elevation a flat roofed dormer window is proposed. The dormer extends over more than half the roofslope and is set in marginally from the sides of the roof by approximately 0.60 metres. The dormer is set back behind the existing gable to the property and this means that the dormer is restricted to the top half of the existing roof plane. The dormer has also been set down marginally from the ridge of the existing dwelling.

It may be argued that the dormer extending across more than half the width of the dwelling would be out of keeping with the dwelling. However, in this instance as the dormer is of the same dimensions as the front dormer to the attached dwelling at 13 Willow Way and there are also a number of other dormer windows to the front of dwellings in this stretch of Willow Way including the adjacent property at 9 Willow Way, it would be unreasonable to refuse this proposal on design and visual grounds. In this instance, it is considered that the proposal would reinstate the symmetry of this pair of dwellings.

The dormer to the rear also has a flat roof. It has also been inset from the edge of the roof by 0.60 metres but projects further than the dormer to the rear and extends by 3 metres being set back by approximately 0.50 metres from the eaves of the roof. The property backs onto open countryside with the River Flit beyond. There are views of the rear of the property across these fields and from the Public Bridleway that runs parallel to the rear gardens of these properties on the other side of a brook. The dormer extension dominates the rear roofslope however as 13 Willow Way has been previously extended in this way and there are a number of other rear dormers, the proposal is considered to be acceptable in principle.

The rear dormer will be visible from the street, however due to its set back from the front of the dwelling, the dormer is not considered to be detrimental to the appearance of the street scene.

The porch occupies the corner between the front gable to the property and the main front elevation of the dwelling and will have a gable roof. The porch is in keeping with the property and is acceptable

2. Impact upon neighbouring residential amenity

The attached neighbour at 13 Willow Way already has a single storey rear extension that projects as far as the proposed rear extension. It also has dormers. As such this property is not considered to be detrimentally affected by the proposal.

The adjacent neighbour at 9 Willow Way is separated from the proposed extensions by its garage. This garage obscures the view of the ground floor rear extensions and this property is separated sufficiently not to be detrimentally affected by the proposed dormers. As such it is not considered to be detrimentally affected by the proposal.

3. Other concerns

Concern has been raised that the gap between the proposed rear extension and the existing extension to the rear of 13 Willow Way is likely to cause a damp problem. This is not a planning matter.

Conclusion

In light of the above considerations it is recommended that planning permission is Granted.

Reasons for Granting

The proposal is in conformity with Policy DM3 of the Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009 as the proposal is appropriate in scale and design to its setting and respects the amenity of surrounding properties . It is also in accordance with Planning Policy Guidance: PPS1: Delivering Sustainable Development and PPS3: Housing.

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.

Notes to Applicant

1. If means of disposal of surface water is to be to soakaways then these should be designed and constructed to BRE Digest 365.

The applicant is advised the Internal Drainage Board will not consent to surface water from the proposals being discharged to the watercourse to the southeast of the property, unless it can be shown that surface water already discharges to this watercourse and the increase will be attenuated to the existing rate.

DECISION

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