

Item No. 15**SCHEDULE B**

APPLICATION NUMBER CB/10/00827/FULL
LOCATION 1 Brittens Lane, Salford, Milton Keynes, MK17 8BE
PROPOSAL Full: Detached two storey double garage.
PARISH Hulcote/Salford
WARD Cranfield
WARD COUNCILLORS
CASE OFFICER Mary Collins
DATE REGISTERED 03 March 2010
EXPIRY DATE 28 April 2010
APPLICANT Mr J Cushing
AGENT R Carlisle Architectural Services
REASON FOR COMMITTEE TO DETERMINE Cllr Bastable call in. Parish Council concerned about overlooking and loss of light to adjacent property.
RECOMMENDED DECISION Full Application - Granted

REASON FOR COMMITTEE TO DETERMINE Ward Councillor call in. Parish Council concerned about overlooking and loss of light to adjacent property.

Site Location:

1 Brittens Lane is a detached dwelling which fronts Wavendon Road and is situated on the corner of Brittens Lane and Wavendon Road, Salford. To the rear of the property beyond the residential garden is an area of hardstanding in the residential curtilage of the site which is accessed off Brittens Lane. The site is within the Settlement Envelope with open countryside beyond.

The Application:

Planning Permission is sought for the erection of a detached two storey double garage.

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

MB/75/01608	Full: Change of use from residential to post office and general store. Approved: 13/01/1976
MB/87/01982	Full: Demolition of existing garage and erection of garage for four cars with storage space above 09/06/1988
MB/99/00810	Full: Erection of single storey flat roofed extension to north elevation. 21/07/1999
MB/09/00920	Full: Erection of conservatory to rear. Approved: 23/08/1999
MB/03/00082	Full: Construction of a manege and fencing. Approved: 20/03/2003
MB/04/01886	Full: Erection of detached double garage with hobby room/store over following demolition of existing garage. Withdrawn: 01/12/2004
MB/04/02200	Full: Erection of detached double garage with hobby room/store over following demolition of existing garage. Approved: 24/01/2005

Representations: (Parish & Neighbours)

Hulcote and Salford PC	Recommend that planning permission be refused on the grounds that there is a potential loss of sunlight for the neighbouring property which the proposed garage and hobby room overlooks.
Adj Occupiers	The Occupier of No. 20a Wavendon Road objects: Loss of privacy and visually overbearing.

Consultations/Publicity responses

Archaeology	The application site is within the core of the medieval settlement of Salford. This has origins in the Saxon period and continues to develop throughout the medieval period. Remains of the medieval settlement and its associated field systems survive as well preserved earthworks in and around the present village, including the area to the west of Guskins House. This means that the centre of Salford village is archaeologically sensitive. However, the scale, nature and exact location mean that
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application site especially where a gate to the rear garden opens onto the footpath and leads to the paddock beyond. However the footpath is lined with trees and hedging and views of the garage will be partially screened. To the rear of the garage is open countryside with existing weeping willow trees to the boundary. These are to be retained. In addition a new hedgerow is to be planted to a section of the northern boundary of the site to provide a "soft screen" to further reduce the visual impact when viewed from the north.

It is considered that the proposal is not detrimental to the visual appearance of the surrounding area or the wider landscape beyond.

3. Impact upon neighbouring residential amenity

The two dormers to the front elevation of the garage face the rear of the neighbouring residential properties at 20 and 20a Wavendon Road. The distance between the rear of these properties and the proposed dormer windows is a minimum of 21 metres rising to 27.5metres and this is considered a sufficient separation for a detrimental loss of privacy through overlooking not to occur as a result of the proposal. The garage is sited sufficiently far enough away (14 metres) from the rear boundary of 22a Wavendon Road not to have an overbearing impact on or loss of light to this property. Likewise it is separated from 20 Wavendon Road by the public footpath and by a sufficient distance not to result in a loss of light or overbearing to this property.

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 **Details of materials to be used for the external finishes of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.**

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.

- 3 The building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house and for no other purpose including business, commercial or industrial purposes.

Reason: To prevent the building from being used for commercial purposes to the detriment of the locality.

- 4 **The floor windows in the side facing elevations of the development hereby permitted shall be of fixed type and fitted with obscured glass of a type to substantially restrict vision through them at all times, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. No further windows or other openings shall be formed in these elevations.**

Reason: To safeguard the amenities of occupiers of adjoining properties.

- 5 **No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:-**

- i) planting plans, including schedule of size, species, positions, density and times of planting;**
- ii) cultivation details including operations required to establish new planting in order to create a new hedgerow to the northern boundary as shown on drawing 0413.0D1B.**
- iii) details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.**

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.

- 6 The landscaping scheme approved in Condition 5 shall be carried out by a date which shall be not later than the end of the full planting season immediately following the first occupation of the building hereby approved.

Thereafter the planting shall be adequately maintained for a period of five years from the date of planting. Any of the trees or shrubs or both which die or are removed, or which become severely damaged or seriously diseased (during the said period of five years) shall be replaced with trees or shrubs or both, as the case may be, of similar size and species to those originally required to be planted and the same shall be maintained until properly established.

Reason: In order to ensure that the planting is carried out within a reasonable period in the interest of the visual amenities of the area.

Notes to Applicant

1. To safeguard the existing trees on the site in the interests of visual amenity the development shall be carried out in accordance with the relevant recommendations of BS 5837 (2005) - Trees in relation to construction.

DECISION

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