

Item No. 15**SCHEDULE C**

APPLICATION NUMBER	CB/10/01052/FULL
LOCATION	38 Stoke Road, Linslade, Leighton Buzzard, LU7 2SP
PROPOSAL	Demolition of detached garage and outbuilding and erection of single storey side extension and replacement single garage and modifications to existing kitchen building
PARISH	Leighton-Linslade
WARD	Leighton Linslade Central
WARD COUNCILLORS	Cllrs Bowater, Johnstone, Sharer & Spurr
CASE OFFICER	Mr A D Robertson
DATE REGISTERED	23 March 2010
EXPIRY DATE	18 May 2010
APPLICANT	Mrs S Jones
AGENT	Burnel Design Associates
REASON FOR COMMITTEE TO DETERMINE	The applicant is employed by the Council
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The property is one of a pair of semi-detached cottages located on the eastern side of Stoke Road, 30 metres to the south of its junction with Lime Grove. Together with the immediately adjoining property, no.40, the property is grade II listed, being described as dating from the 19th century and constructed of red brick with old tiled roof. On the southern side of the property is a detached garage and outbuilding.

The Application:

Planning permission is sought for the demolition of the garage and outbuilding and the erection of an extension to provide a replacement garage and annex with a link to the existing cottage comprising a new entrance hall and wet room. The proposed extension would have an overall depth of 14.3m and a width varying between 2.8m and 4.3m. It would be of brick construction with ridged roofs of varying heights and gables to the front and rear elevations. The annex would provide a living room, kitchenette, bedroom and shower room, the accommodation being required for an elderly relative. The link between the extension and the existing dwelling would have an average width of 1.7m, a depth of 4.0m and would incorporate a flat roof.

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

PPS1 - Delivering Sustainable Development.

PPG15 - Planning and the Historic Environment.

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

ENV7 - Quality in the Built Environment.

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

South Bedfordshire Local Plan Review Policies

BE8 - Design and Environmental Considerations.

H8 - Extensions to Dwellings.

Planning History

SB/TP/74/1016 Permission granted for vehicular access.

Representations: (Parish & Neighbours)

Leighton-Linslade Town No objection.
Council:

Neighbours: None received.

Consultations/Publicity responses

Conservation Officer: No objections.

Determining Issues

The main considerations of the application are;

1. Impact on the listed building
2. Impact on general and residential amenity.

Considerations

1. Impact on the listed building.

The application has been submitted following a number of pre-application meetings involving the Council's Conservation Adviser and incorporates a number of requested amendments to the scheme as originally proposed. The scale of the proposed extensions is sympathetic to that of the dwelling as they take the form of a subordinate outbuildings. The existing flat roofed garage is of relatively recent construction and its replacement as proposed would improve the overall appearance of the property.

2. Impact on general and residential amenity.

As mentioned above, the replacement garage would be a significant improvement on the existing structure and this would be of benefit to the street scene in this part of the Area of Special Character.

The only neighbouring property likely to be affected by the proposal is the adjoining property to the south of the site in The Paddocks. Any impact on this property would not be significant due to the existence of a high wall on the common boundary between the two properties and having regard to the length of the rear garden to the adjoining house. There would be no south facing windows or rooflights within the extension which might give rise to a potential problem of overlooking.

Reasons for Granting

The proposal would be of a design and scale that would be in keeping with the listed building and its setting. The appearance of the property in the street scene would be enhanced by the replacement of the existing garage. The proposed extension would not have any adverse impact on the residential amenity of the neighbouring property.

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 New external brickwork and roofing materials shall match those 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 Drawing Nos. 00909/1A, 00909/2B, 00909/3A, 00909/4 and 00909/5, received 23/03/10 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plans 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 (May 2008)

ENV7 - Quality in the Built Environment.

South Bedfordshire Local Plan Review

BE6 - Development in Areas of Special Character.

BE8 - Design and Environmental Considerations.

H8 - 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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