

SCHEDULE B

APPLICATION NUMBER CB/10/00922/FULL
LOCATION 11 Brook Lane, Flitton, Bedford, MK45 5EJ
PROPOSAL Full: Erection of detached two bay open garage with lean-to to side.
PARISH Flitton/Greenfield
WARD
WARD COUNCILLORS
CASE OFFICER Mary Collins
DATE REGISTERED 08 March 2010
EXPIRY DATE 03 May 2010
APPLICANT Mr English
AGENT Mr S Everitt
REASON FOR COMMITTEE TO DETERMINE Cllr Jamieson call in. There is concern regarding over development and also secondary line of development.

RECOMMENDED DECISION Full Application - Granted

Site Location:

The site is located on the west side and to the rear of 11 Brook Lane Flitton within the built up area of the village and in the Conservation Area. The site lies in the built up area of Flitton and within the Flitton Settlement Envelope. 11 Brook Lane Flitton - is a Grade II listed 17 Century house finished in colourwashed roughcast render.

The building is to be sited to the rear of the main listed house just beyond the end of the rear garden to the house.

The Application:

Planning permission is sought for the erection of a detached two bay open garage with lean-to to side.

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS 1 Delivering Sustainable Development
PPS 5 Planning for the Historic Environment

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

CS15 - Development in Conservation Areas

DM13 - Development in Conservation Areas

Supplementary Planning Guidance

Flitton Conservation Area Appraisal 2006

Planning History

04/00835	Full: Detached summer house. Approved: 16/06/2004
07/01520	Full: Alterations and extension to existing barn to form 1 no. 3 bed dwelling. Refused:
07/01623/LB	Listed Building Consent: Demolition of store and stable, alterations and extension to existing barn to form 1 no. 3 bed dwelling. Refused:
08/01880/LB	Listed Building Consent: Demolition of rear storage shed to barn and demolition of adjacent timber stable. Conversion and extension of barn to form ancillary accommodation with work studio. Approved: 04/12/08
08/01881/FULL	Full: Conversion and extension of barn to form ancillary accommodation with work studio. Construction of new vehicular access. Approved: 04/12/08
CB/09/06233/FULL	Full: Erection of building for residential use ancillary to the main house in place of dismantled barn. Approved: 03/12/2009.

Representations: (Parish & Neighbours)

Flitton PC	Concerned that the proposal amounts to overdevelopment in a conservation area. Consent would create a dangerous precedent
Adjacent Occ	The Occupier of No. 9 Brook Lane (The Barn) objects: The building of a new detached garage block will increase substantially the footprint of the original buildings Noise and light pollution Proposed height of the garage block will severely restrict sunlight into the area of the garden which

Consultations/Publicity responses

Archaeology		Flitton has its origins in the Saxon period and recent investigations in close proximity to the application area uncovered the presence of a large medieval cemetery as well as other deposits relating to the development of the village. Given the location of the proposed development it is therefore highly likely that archaeological remains dating from the Saxon period onwards will be present.
		Whilst this development is small scale it will have a negative and irreversible affect on any archaeological deposits present at the site. This does not represent an over-riding constraint provided that adequate provisions are made to investigate and record any archaeological remains that are affected. Recommend a condition is attached in line with <i>PPS5: Planning for the Historic Environment</i> to any permission granted in respect of this application.
Flitton Society	Preservation	No response received
Highways		If a vehicle enters the garage in reverse gear (which is more than likely as turning into the garage in forward gear will be very tight), then it will take multiple manoeuvres to leave in forward gear and turn into the drive. However this is within the site and will not affect the highway as such no objection to the proposal.
Application advertised		No response received
26/03/10		
Site Notice posted		No response received
31/03/10		

Determining Issues

The main considerations of the application are;

1. Impact on appearance of Conservation Area and the setting of Listed Buildings
2. Impact on amenities of neighbours.
3. Other concerns

Considerations

1. Visual impact on the Conservation Area and the setting of Listed Buildings

Planning permission is required as the outbuilding is within the curtilage of a listed building and because the outbuilding is within two metres of the boundary and is more than 2.5 metres high.

The proposed building has an oak frame and is 5.6 metres deep and 6.82 metres wide. To the front elevation it has two bays each 2.81 metres wide and an open outshoot to the side of 1.2 metres wide. The remainder of the building will have weatherboarded sides on top of a 0.225 metre high brick plinth.

The building is 4 metres high to main ridge with catslide roofs to the rear and side elevation. To the other side it has a fully weatherboarded gable. The roof will be in slate.

The proposed outbuilding will be opposite the former barn that is being reconstructed to the rear of the property with the open bays of the building facing down the application site. Although the building falls just outside the main garden area to the property, it is within the curtilage of the dwelling and is in close proximity to the reconstructed barn on the site and the rear garden.

The proposed building is situated to the rear of 11 Brook Lane such that it is not visible from the Brook Lane. The building therefore does not have a visual impact on the street scene or this part of the Flitton Conservation Area.

The outbuilding has a traditional design and with the use of good quality traditional materials will preserve the appearance of this part of the conservation area.

Conditions will be imposed to ensure that the materials used are the same as those approved for the reconstructed barn.

2. Impact on amenities of neighbours

The outbuilding is to be sited close to the rear boundary of the property known as The Barn at 9 Brook Lane where the application site wraps around the rear garden of this property.

The rear and side elevations of the proposed building face the boundary. The garage has a catslide roof to the rear which will be presented to the rear boundary of The Barn and will be in directly facing the rear elevation of this property.

The boundary line is splayed at this point and the garage is inset from this boundary at its nearest point by approximately 0.5 metres increasing to 2.5 metres. The rear elevation of the building will slope away from the boundary and will attain its full height approximately 4.5 metres from the boundary.

Although the garage will be in direct view from the rear of The Barn there is an intervening distance of at least 23 metres from the rear of this property. The boundary is also screened by existing laurel bushes. The ground levels to this part of the application site already slope downwards away from this part of the boundary and are at a lower level to the adjacent property. The garage will be partially screened by the existing boundary fencing and landscaping. As such it is considered that the garage will not be overbearing on this section of the boundary.

The weatherboarded gable to the side of the garage will be presented to the side boundary with 9 Brook Lane. This side of the garage will be inset from the boundary by approximately one metre and will be partially screened by existing close boarded fencing. Although the garage is close to the boundary, due to the intervening distance between the residential property and the garage, a detrimental loss of amenities caused by noise through use of the garage is not considered to arise as a result of the proposal.

As the garage is to be situated to the north west of the garden the garage is not considered to result in a loss of sunlight to this section of the rear garden of this property and is not considered to be overbearing on this part of the boundary.

3. Other concerns

Concern has been raised previously that development to the rear of 11 Brook Lane Flitton is tantamount to backland development. The circumstances of the site mean that the reconstructed barn at the site cannot be used as an independent dwelling as it is considered that the construction of a separate independent dwelling and the subdivision of the site into two separate plots in different ownership would divorce the existing listed main dwelling at 11 Brook Lane from the countryside to the rear.

Permission was acceptable on the condition that the use of the building remains ancillary to the main house (11 Brook Lane). This is because the vehicular access to the site that has been constructed is too narrow to serve an additional separate dwelling. The access must be a minimum width of 4.7 metres to serve an independent separate dwelling plus the existing dwelling.

The use of the proposed garage the subject of this application will also be tied to the occupation of the main dwelling and vice versa. The garage is ancillary to the dwelling at 11 Brook Lane and cannot be used independently from the dwelling in the future without being in breach of this planning permission or without the express granting of planning permission to remove the condition

Conclusion

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

Reasons for Granting

The proposal is in conformity with Policies CS15 and DM13 of the Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009 as it is not considered inappropriate development within a Conservation Area and safeguards archaeological remains; Policy DM3 as the proposal respects the amenity of surrounding properties and respects and complements the context and setting of the designated Flitton and Greenfield Conservation Area. It is also in accordance with Planning Policy Guidance: PPS1: Delivering Sustainable Development, PPS3: Housing and PPS 5: Planning for the Historic Environment as the development does not unacceptably adversely affect the setting of a listed building or adversely impact upon the character or appearance of the Conservation Area.

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 **No development shall take place until the applicant or developer has secured the implementation of a Written Scheme of Archaeological Investigation which has been submitted to and approved by the Local Planning Authority. The said development shall only be implemented in accordance with the scheme thereby approved.**

Reason: To safeguard any material of archaeological interest which exists on the site in accordance with PPS 5 Planning for the Historic Environment.

- 3 The weatherboarding to the external walls of the building hereby permitted shall be of a wide format 200 - 225mm wide and stained/painted black unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the development in the interests of the visual amenities of the Conservation Area and the setting of the Listed Building.

- 4 The building hereby permitted shall be roofed in natural slate with grey clay ridge tiles unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the development in the interests of the visual amenities of the Conservation Area and the setting of the Listed Building.

- 5 The brick plinth of the building hereby approved shall be constructed in a handmade Sainsbury Mix from Dunton Brothers Ltd, laid in a Flemish or English bond with snapped headers with gritty part coarse sharp sand/ aggregate to lime mortar and neat flush joint unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the development in the interests of the visual amenities of the Conservation Area and the setting of the Listed Building.

- 6 Notwithstanding the approved plans, the guttering shall have a half round profile and the downpipe shall be 65mm. All rainwater goods shall be of cast iron or aluminium and painted black unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the development in the interests of the visual amenities of the Conservation Area and the setting of the Listed Building.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order revoking or re-enacting that Order with or without modification) no works shall be commenced for the extension or material alteration of the building until detailed plans and elevations have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the development in the interests of the visual amenities of the Conservation Area and the setting of the Listed Building.

8 Before the garage hereby approved is first used all on site vehicular areas shall be surfaced in a manner to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the premises.

Notes to Applicant

DECISION

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