

Item No. 13**SCHEDULE C**

APPLICATION NUMBER	CB/10/02831/FULL
LOCATION	Land At, Poplar Close, Sandy
PROPOSAL	Full: Erection of Bike Safe 300 motorcycle garage
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllr Nigel Aldis & Cllr Peter Blaine
CASE OFFICER	Annabel Gammell
DATE REGISTERED	29 July 2010
EXPIRY DATE	23 September 2010
APPLICANT	Mr Blaine
AGENT	
REASON FOR COMMITTEE TO DETERMINE	The applicant is a Ward Councillor
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The application site is on land belonging to the property 19 Poplar Close in Sandy, which is a two storey, mid terrace, L-shaped residential dwelling which is constructed from brown brick with white window and door frames and fascia detailing. Poplar Close is a small residential cul-de-sac to the west of Sandy town centre, the road is adjacent to the A1. The houses within the cul-de-sac were constructed at a similar time in complimenting styles. The site is approximately 8 metres east of the dwelling house, it is currently a gravel parking area.

The Application:

This application seeks permission for a Bike Safe 300, which is a safe storage building for motorcycle.

The Bike Safe 300 would measure approximately 3 metres in length, 1.3 metres in width and a height of no more than 2 metres.

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

- PPS 1 Delivering Sustainable Development (2005)
- PPS 3 Housing (2006)

Regional Spatial Strategy

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

Bedfordshire Structure Plan 2011

Not applicable

Core Strategy and Development Management Policies, November 2009

Policy DM3 - High Quality Development

South Bedfordshire Local Plan Review Policies

Not applicable

Supplementary Planning Guidance

Design in Central Bedfordshire, a Guide for Development.

Planning History

No recent history

Representations: (Parish & Neighbours)

Sandy TC:	No comments received
Adjoining neighbours:	No comments received

Consultations

The Internal Drainage Board	No comments received
Site Notice Posted 10.08.10:	No comments received

Determining Issues

The main considerations of the application are;

1. The effect upon the character and appearance of the area.
2. The impact on neighbouring amenities.
3. Other considerations.

Considerations

1. The effect upon the character and appearance of the area.

The proposal is for a bike storage facility, outside the curtilage of this residential dwelling. The proposal is modest and functional and would be located in a discreet location. The area where it would be located is a recessed parking area. It is considered that the bike store would not have a significant impact upon the character or appearance of the area, this is a residential area that has no heritage designations therefore a small scale utilitarian building would be appropriate. It is judged in accordance with Policy DM3 of the Core Strategy and Development Management Policies, due to its scale and location being appropriate for this type of development.

2. The impact on neighbouring amenities.

It is considered that the proposed bike store being no more than 2 metres in height, with no windows in this location would not cause a significant impact upon any adjoining neighbours in terms of loss of privacy, light, outlook or having an overbearing impact, this is due to the low height and distance from residential dwellings. It is therefore judged appropriate development in terms of having no significant impact upon neighbouring amenities, in accordance with Policy DM3 of the Core Strategy and Development Management Policies.

No comments have been received from any neighbouring property.

3. Any other implications

It is not considered that the proposal would give rise to any highway safety concerns. However, the comments of the Highways team will be included on the late sheet.

Reasons for Granting

The proposed bike safe 300 on the land belonging to the residential dwelling 19 Poplar Close would not detrimentally impact upon the character and appearance of the surrounding area and there would be no detrimental impact upon any neighbouring properties. The scheme therefore, by reason of its site, design and location, is in conformity with Planning Policy Statement 1 (2005), Planning Policy Statement 3 (2006), East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policy DM3 of the Core Strategy and Development Management Policies, November 2009. It is further in conformity with the Central Bedfordshire Supplementary Technical Guidance "Design in Central Bedfordshire, A Guide for Development."

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 as specified within the application form, unless otherwise agreed in writing by the Local Planning Authority.

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
