

Item No. 12**SCHEDULE C**

APPLICATION NUMBER CB/10/04261/FULL
LOCATION 6 Conway Drive, Flitwick, Bedford, MK45 1DF
PROPOSAL Full: Single storey rear extension.
PARISH Flitwick
WARD Flitwick West
WARD COUNCILLORS
CASE OFFICER Clare Golden
DATE REGISTERED 16 November 2010
EXPIRY DATE 11 January 2011
APPLICANT Mr M Conley
AGENT
REASON FOR COMMITTEE TO DETERMINE The Applicant works for Central Bedfordshire Council.

RECOMMENDED DECISION Full Application - Granted

Site Location:

The application site is located within the settlement envelope for Flitwick in a residential area characterised by 1980s/1990s dwellings. The application property is a two storey detached dwelling constructed of buff brick under a concrete tiled roof with white UPVC windows and doors.

The property is located on a corner plot with the front elevation facing towards Conway Drive. The main entrance into the property is on this elevation and a small front garden with a path is located to the front before a strip of public highway has been retained as open grass. A 2metre close boarded fence encloses the rear garden.

A small storage shed is presently located on part of the site proposed for the new extension and projects to the side by 1.3metres.

The Application:

This application seeks permission for the erection of a single storey side and rear extension to be sited to the north east side and rear of the property to accommodate a physio room to be used by the applicant's children for their own personal use, and for additional storage.

The extension would project to the side of the property by 2metres and have a depth of 4.3metres adjacent to the grass verge and 2.8metres from the original rear building line. The width would be 4.4metres.

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS1: Delivering sustainable development
PPS3: Housing

Core Strategy/Development Management Policies that supersede the Saved Local Plan Policies

DM3: Protection of Amenity

Supplementary Planning Guidance

'Design in Central Bedfordshire: DS4 Residential Alterations and Extensions',
Adopted Design Guide, 2009

Planning History

MB/98/00459/FA FULL: ERECTION OF 2 METRE HIGH FENCE (PART
RETROSPECTIVE). **Full Unconditional Approval.**

Representations: (Parish & Neighbours)

Flitwick Town Council Support the application.

Neighbours No comments received.

Consultations/Publicity responses

Access Officer No comments.

Highways No objections.

Determining Issues

The main considerations of the application are;

- 1. Impact on the character and appearance of the surrounding area**
- 2. Impact on the residential amenity of neighbouring properties**
- 3. Highway Safety**

Considerations

1. Impact on the character and appearance of the surrounding area

The proposed extension would project 2metres to the east side which would require the existing 2metre closeboarded fence to be relocated approximately 0.5metres to the east. The relocated fence would still lie outside of the public highway and within the small front garden area however.

The fence would screen most of the extension within the public realm and the relatively shallow roof pitch would make this a fairly unobtrusive extension within the streetscene. Subject to the use of matching materials, the proposal is considered to preserve the character and appearance of the existing dwelling also.

Although projecting slightly forward of the principal elevation, the proposed extension clearly appears subservient to the main dwelling, and the proposal would not detract from the character or appearance of the streetscene, in accordance with Policy DM3 and guidance in the Council's Adopted Design Guide.

2. Impact on the residential amenity of neighbouring properties

The proposed extension would contain a large opening to the rear (west) and a smaller one to the south facing side elevation.

A 1.8metre close-boarded fence lies between the application site and No. 11 Mersey Close and would screen any potential overlooking from the window in the proposed extension facing the south side. The window in the rear elevation would not face towards neighbouring residential properties and thus would not cause a reduction in privacy.

The proposal will not result in a loss of light or outlook to any neighbouring properties either. The proposal will therefore preserve the residential amenities of the occupiers of neighbouring properties in accordance with Policy DM3 and the Council's Adopted Design Guide.

3. Highway Safety

The Council's Highways Officer has not objected to the proposal. The proposed extension would still fall within the garden area of the applicant's property and not within amenity land or in the public highway.

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.

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 01; 02; 03; 04; 05; 06; 07.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposal is in conformity with Policy DM3 of the Development Management Policies of the Core Strategy Adopted 2009, as it preserves the character and appearance of the dwelling and, there is no unacceptable impact on the amenities of neighbours, and there is no detrimental impact on highway safety.

It is also in accordance with Planning Policy Guidance: PPS1: Delivering Sustainable Development, and PPS3: Housing. It is further in conformity with the Adopted Supplementary Planning Document, 'Design in Central Bedfordshire', 2010, and supplement 4, 'Residential Alterations and Extensions'.

Notes to Applicant

1. The applicant is advised that, under the provisions of the Highways Act 1980, no part of the structure, including foundations and surface water hardware shall be erected or installed in, under or overhanging the public highway and no window, door or gate shall be fixed so as to open outwards into the highway.

The Highway Authority has the power under Section 143 of the Highways Act 1980, to remove any structure erected on a highway.