

Item No. 12**SCHEDULE B**

APPLICATION NUMBER	CB/11/04141/CA
LOCATION	Land adj. to 30 Ivel Road, Sandy, SG19 1BA
PROPOSAL	Conservation Area Consent: Demolition of existing garage.
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllrs Aldis, Maudlin & Sheppard
CASE OFFICER	Clare Golden
DATE REGISTERED	07 December 2011
EXPIRY DATE	01 February 2012
APPLICANT	Mr & Mrs Gilpin
AGENT	Arnold Gilpin Associates Ltd.
REASON FOR COMMITTEE TO DETERMINE	Councillor Aldis has called the application to Committee on the grounds of overdevelopment and impact on the streetscene
RECOMMENDED DECISION	Conservation Area - Granted

Site Location:

The application site lies to the south of the High Street in Sandy, on Ivel Road. The site presently comprises of land adjacent to No. 30 Ivel Road and comprises of a single storey, detached garage, and access. The site forms a corner plot to the south of a bend in the road. It is bound to the west by a parcel of land with trees and scrub on it, which lies adjacent to a bridle way and footbridge over the River Ivel which bounds the site to the south.

The site is surrounded by residential properties to the north and east, with open fields to the south of the River Ivel, and the playing fields of Sandy Place Academy to the north west.

The site is located within the settlement envelope and within the Sandy Conservation Area.

The Application:

This application seeks Conservation Area consent to demolish the existing single storey garage on the site.

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

PPS5: Planning for the Historic Environment

Policies of the Adopted Core Strategy, Development Management Policies, 2009

DM3 - High Quality Development
CS15/DM13 - Heritage

Supplementary Planning Guidance

Design in Central Bedfordshire: A Guide for Development, Adopted January 2010
Design Supplement 5: The Historic Environment

Sandy Conservation Area Appraisal, 2003

Planning History

CB/11/04140/FULL Erection of a detached dwelling. **Pending consideration - recommended for approval.**

Representations: (Parish & Neighbours)

Sandy Parish Council The comments received relate to the Full application (CB/11/04140/FULL) which **Object** to the application on the following grounds:

- Inappropriate development
- Impact on the streetscene
- Overdevelopment of the site
- Loss of parking

Adjacent Neighbours No comments received.

Consultations/Publicity responses

Site notice posted on 14.12.11 No comments received.

Advertised on 16.12.11 No comments received.

Conservation and Design No objections.

Determining Issues

The main considerations of the application are;

- 1. Impact on the character and appearance of the conservation area**

Considerations

- 1. Impact on the character and appearance of the conservation area**

The application site is located within the Sandy Conservation Area where all new development must preserve or enhance the character and appearance of the area in line with Policies CS15 and DM13 of the Adopted Core Strategy, Development Management Policies, 2009 and PPS5: Planning for the Historic

Environment, 2010.

The existing garage is a modern structure constructed of concrete and fibre cement sheeting, with a pressed steel door. The building is not considered to make a positive contribution to the character or appearance of the conservation area, and thus the demolition of this building is not considered to result in harm to the character or appearance of the conservation area.

Subject to the redevelopment of the site with a proposal that preserves and enhances the character and appearance of the conservation area, there is no objection in conservation terms to the demolition of this building, in accordance with Policies DM3, DM13 and CS15 of the Core Strategy and Development Management Policies, 2009 and the technical guidance Design in Central Bedfordshire, a Guide for Development, and Planning Policy Statement 5, 2010.

Recommendation

That Conservation Area Consent 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to ensure that this consent does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 The demolition of the existing building will be carried out in one single building operation and all resulting debris shall be removed from the site within one month of the demolition.

Reason: To ensure that an unsightly cleared site is not created to the detriment of the character and appearance of the conservation area.

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: A003AD(0)03; A003AD(0)02; A003AD(0)01.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposal to remove the existing building would preserve the Sandy Conservation Area. The scheme therefore, by reason of its site, design and location, is in conformity with Planning Policy Statement 5 (2010), and Policies DM3, CS15, and DM13 of the Core Strategy and Development Management Policies, November 2009. It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, and Sandy Conservation Area Appraisal, 2003.

DECISION

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