

Item No. 7

APPLICATION NUMBER	CB/12/04400/FULL
LOCATION	9 and 10 Osprey Road, Flitwick, Bedford, MK45 1RU
PROPOSAL	Single storey rear extension to 9 and 10 Osprey Road.
PARISH	Flitwick
WARD	Flitwick
WARD COUNCILLORS	Cllrs Mrs Chapman, Gomm & Turner
CASE OFFICER	Heidi Antrobus
DATE REGISTERED	17 December 2012
EXPIRY DATE	11 February 2013
APPLICANT	Mr P Thornhill and Mr M Fensome
AGENT	Mr N Clifton
REASON FOR COMMITTEE TO DETERMINE	One of the applicants is an employee of the Council
RECOMMENDED DECISION	Full Application - Granted

Site Location

No 9 Osprey Road is a left sided two storey link detached property with a single integral garage. It has a rear garden of between 9 to 13 metres long. The property has off street car parking for up to 4 cars.

No 10 Osprey Road is a right sided two storey linked detached property with a single integral garage which links it to No. 9 Osprey Road. The property has a rear garden of between 13 and 11 metres long and the rear garden contains a mature Lime tree that is covered by a Tree Preservation Order which is located in the south west corner. The property has off street car parking for up to 5 cars.

The rear of the two properties are linked by their integral single garages and behind the garages there is a small utility room to No.10 Osprey Road and behind No.9 Osprey Road there is a gap. This area of land can be accessed and visible from each of the rear gardens of the two properties.

The properties are located within the established residential area within the settlement envelope of Flitwick

The Application

Single storey rear extension to 9 and 10 Osprey Road to form an extended kitchen to each property with a mono pitch roof.

RELEVANT POLICIES:

National Policies

National Planning Policy Framework (NPPF) (March 2012)

6	Delivering a wide choice of high quality homes
7	Requiring good design

Core Strategy and Development Management Policies, November 2009

Policy CS1	Development Strategy
Policy DM3	High Quality Development
Policy DM4	Development Within and Beyond Settlement Envelopes

Supplementary Planning Guidance

Design in Central Bedfordshire. A Guide for Development (2010)
D.S.4 Residential Alterations and Extensions

Planning History

CB/12/02828/PAPP	Pre Application Advice – Proposed single storey rear extension and modification of flat roof into a pitched roof
MB/03/02106/FULL	Full Planning Permission Granted - Erection of two storey side extension

Representations: (Parish & Neighbours)

Flitwick Parish Council	To be updated at Committee
Adjacent Occupiers	To be updated at Committee

Site Notice / Advert

Site Notice Posted
Advertised

Consultations/Publicity responses

Trees	No Objection. Require the attachment of a planning condition.
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Determining Issues

The main considerations of the application are;

1. Pre Application Discussion
2. Principle of development
3. Character and appearance of the area
4. Design
5. Impact upon the neighbouring residential amenity

6. Trees

Considerations

1. ***Pre Application Discussion***

The agent / applicant undertook pre application discussions with the Development Management Department of the Council in relation to the proposals set out in this planning application Ref CB/12/02828/PAPP. This is confirmed in Section 6 of the submitted Planning Application Forms.

2. ***Principle of development***

The two link detached properties are existing residential properties that are located within an established residential area within the settlement envelope of Flitwick. Flitwick is defined as a Major Service Centre and a large town under Policy CS1. The principle of appropriate residential development within the settlement of Flitwick is acceptable under Policies CS1, DM3 and DM4 within the Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document (2009) and providing the proposals meet the requirements the NPPF, the Central Bedfordshire Council's Supplementary Guidance – Design Supplement 4: Residential Alterations and Extensions and Design (2010).

3. ***Character and Appearance of the Area***

The proposals are considered to be of a small scale and they will be located on the rear side of the property and will therefore not be visible from the street scene of Osprey Road. It is considered that the proposal is in keeping with the character of the existing two properties and the surrounding area.

4. ***Design***

The proposal is for the erection of a single storey rear extension with a mono pitch roof to form 2 extended kitchens to No.9 and No.10 Osprey Road. The rear extension will be located at the rear of the existing garages and the build line will be in line with the rear of the existing properties.

The rear extension to each individual property would measure 3.31m x 2.4 metres. The total rear extension covering both properties would measure a total of 4.8m x 3.31 metres. The proposed rear elevation to No.9 would contain a set of French doors and the proposed rear elevation to No.10 would contain a window. The materials proposed would match the existing property.

It is considered that the proposals would be of a small scale and that they would be in keeping with the design of the existing property and the surrounding area. Therefore the proposals would meet the design requirements of Policies DM3 and DM4 of the Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document (2009) and the Central Bedfordshire Council's Supplementary Guidance – Design Supplement 4: Residential Alterations and Extensions (2010).

5. Residential Amenity of Neighbouring Properties

No Objections have been received to date.

The proposed extension would by virtue of its height, size, siting and relationship would have no direct impact on the residential amenities of the occupiers of existing adjacent properties in terms of overlooking, loss of privacy or overbearing appearance.

6. Trees

The site does contain a mature Lime tree covered by Preservation Order that is located in the south west corner of number 10 Osprey Road. The Tree Officer was consulted on this planning application and has no objection to the proposal but requires the addition of a planning condition. The Tree Officer observed that the Lime tree is far enough away to be unaffected by the proposed extension directly but in order to avoid damage by plant or materials on site the tree should be fenced off during the construction process at a distance of five metres from the trunk using Heras type fencing or similar as detailed in BS 5837 Trees in relation to design, demolition and construction.

Recommendation

That Planning Permission be granted subject to the following:

Reasons for Granting

The proposed single storey rear extension is considered to be in keeping with the existing properties of No 9 and No 10 Osprey Road and the surrounding area. The proposal would not result in any significant harm to the appearance of the area and would not harm the residential amenity of any neighbouring residential properties. The proposal therefore complies with the National Planning Policy Framework (2012), Policies DM3 and DM4 of the Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document (2009). It also complies with the requirements of the Central Bedfordshire Council's Supplementary Guidance - Design Supplement 4: Residential Alterations and Extensions (2010).

- 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 Mature Lime tree in the south west corner of 10 Osprey Road to be protected throughout construction by the use of Heras type fencing or similar at a distance at 12 x diameter at breast height, as detailed in BS 5837 2012 Section 4.6.

Reason : To ensure the ongoing health and longevity of this mature and protected tree.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 0029-PL-001, 0029-PL-002, 0029-PL-003, 0029-PL-004, 0029-PL-005, 0029-PL-006, 0029-PL-007.

Reason: For the avoidance of doubt.

Notes to Applicant

1. 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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