

Not applicable

Supplementary Planning Guidance

Central Bedfordshire Council's Technical Guidance - *Design Supplement 4: Residential Alterations and Extensions* (2010)

Relevant Planning History

CB/11/02961	Full: Erection of detached front garage – Withdrawn 18.10.2011
MB/08/00274	Full: First floor side extension, single storey front extension – Approved 04.04.2008
MB/07/02159	Full: Single storey front extension, first floor side extension, double garage side extension and render to existing brick walls – Refused 11.02.2003 Appeal allowed 21.07.2008

Representations: (Parish & Neighbours)

Maulden Council	Parish	Objects very strongly for the following reasons: <ul style="list-style-type: none">• We do not like retrospective applications. It means that the applicant has proceeded to build without any recourse to the Planning Authority and hopes to achieve planning by the back door;• The building has been erected on grounds that is not entirely in the applicant ownership. The portion in question belongs to Central Bedfordshire Council being the verge of the public highway, ie belonging to the taxpayers of Central Bedfordshire which, it appears, the Highways Dept is willing to give away;• No provision has been made for rain water drainage on the side of the building adjacent to Moor Lane, leaving rain water to discharge directly onto the road surface;• We would wish to see this building demolished or at the very least the south elevation wall taken back onto land in the applicant's ownership with, or course the appropriate planning permission.
Adjacent Occupiers		No comments received

Consultations/Publicity responses

Site Notice posted	16.11.2012
CBC Highways	No objections
CBC Tree & Landscape Officer	No objections

Determining Issues

The main considerations of the application are;

1. The effect on the character and appearance of the surrounding area
2. The impact on the residential amenity of neighbouring properties
3. Any other implications of the proposal

Considerations

1. Effect on the character and appearance of the area

The host dwelling is set back and up from Moor Lane on elevated land. The garage is located abutting the highway with its side elevation and is constructed in stained brown timber weatherboarding with a pitched roof of mineral felt.

Garage to the front of dwellings can introduce an intrusive element into the street scene. The site and road levels are different and although the garage is to the front of the host dwelling, the dwelling is elevated thus making the garage subservient by nature of its scale, position and use of materials. Furthermore, the materials give the appearance of a barn like structure and therefore in keeping with this rural location.

2. Impact on the residential amenity of neighbouring properties

No. 39 is the adjoining semi detached dwelling located to the east of the site. Given the physical distance it is not considered that there will be any undue loss of light, privacy or overbearing impact as a result of the development.

3. Any other implications

Highways

The flank wall of the garage is very close to the highway boundary. Visibility at the site is below standard but the building of the garage has not made the situation any worse than it previously was with a 2.0m boundary hedge. The site is towards the end of a very lightly trafficked rural lane and the garage is sited in a similar position to a neighbouring property, no. 33. Therefore, no objections have been raised by the Highways Officer.

It is noted from comments made on the previous application, that the garage has been built partially on land owned by the Highways Authority. Planning permission can still be granted but the relevant permissions will need to be sought by the applicant from the land owner.

Recommendation

That Planning Permission be APPROVED subject to the following:

- 1 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the

potential for on-street parking which could adversely affect the convenience of road users.

- 2 Notwithstanding any provision 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 further window or other opening shall be formed on the building hereby approved.

Reason: To protect the amenities of occupiers of neighbouring properties.

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 11/1152/01, 11/1152/02, 11/1152/03, 11/1152/04, 11/1152/05.

Reason: For the avoidance of doubt.

Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

Reasons for Granting

In conclusion, the scheme by reason of its site, design and location would not harm the character and appearance of the area or have an adverse impact on the residential amenity of neighbouring properties. As such the proposal is in conformity with Policy DM3 of the Central Bedfordshire Adopted Core Strategy and Development Management Policies 2009; National Planning Policy Framework. It is further in conformity with the Design in Central Bedfordshire: A Guide for Development - *Design Supplement 4: Residential Alterations and Extensions* (2009). It is therefore considered **acceptable** and that planning permission should be granted subject to conditions.

Notes to Applicant

1. This permission is granted under the provisions of Section 73A of the Town and Country Planning Act 1990.
2. 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.

