

Item No. 9

APPLICATION NUMBER	CB/13/00920/FULL
LOCATION	2 Milebush, Linslade, Leighton Buzzard, LU7 2UB
PROPOSAL	Two storey side extension and room over garage
PARISH	Leighton-Linslade
WARD	Linslade
WARD COUNCILLORS	Cllrs Hopkin, Janes & Warren
CASE OFFICER	Debbie Willcox
DATE REGISTERED	12 March 2013
EXPIRY DATE	07 May 2013
APPLICANT	Mrs Lynne Knott
AGENT	Mr Ian Johnson
REASON FOR COMMITTEE TO DETERMINE	The agent is an officer of the Council
RECOMMENDED DECISION	Full Application - Approval

Recommended Reasons for Granting

The proposed two storey side extension and front dormer window, by reason of their siting, scale and design would complement and harmonise with the local surroundings and would not result in a loss of light or overshadowing or be prejudicial to highway safety as considered by policies BE8, H8 & T10 of the South Bedfordshire Local Plan Review 2004; policies 27 and 43 of the emerging Development Strategy for Central Bedfordshire and having regard to the National Planning Policy Framework (2012). They are further in conformity with the technical guidance Design in Central Bedfordshire, Residential Extensions 2010 and Appendix F of the Local Transport Plan.

Site Location:

The application site comprises a detached dwelling located in the residential cul-de-sac of Milebush in Linslade. The dwelling is flanked to the west by No. 4 Milebush and to the east by dwellings in Chestnut Rise. The dwelling has a front projecting double garage with a catslide roof.

The Application:

The application seeks planning permission for a two storey side extension and the insertion of a front hipped, pitched roof dormer in the catslide roof to create a room over the garage.

The two storey side extension would sit behind the garage and would extend the existing dwelling to the west to be flush with the flank garage wall. The roof would maintain the same height, design and angle of pitch as the existing roof of the main dwelling. The extension would measure 2.7m wide by 6.2m deep.

The proposed dormer would measure 4.75m wide and would have a hipped roof.

The extensions would comprise a fourth and fifth bedroom and a new lounge.

RELEVANT POLICIES:

National Planning Policy Framework (2012)

South Bedfordshire Local Plan Review Policies

BE8 Design Considerations

H8 Extensions to Dwellings

T10 Parking - New Development

(Having regard to the National Planning Policy Framework, the age of the plan and the general consistency with the NPPF, policies BE8 & H8 are still given significant weight. Policy T10 is afforded less weight).

Development Strategy for Central Bedfordshire

Policy 27: Car Parking

Policy 43: High Quality Development

(Having regard to the National Planning Policy Framework, significant weight is given to the policies contained within the emerging Development Strategy for Central Bedfordshire, which is consistent with the NPPF. The draft Development Strategy is due to be submitted to the Secretary of State in May 2013.)

Supplementary Planning Guidance

Central Bedfordshire Design Guide: A Guide for Development:

Design Supplement 4: Residential Extensions and Alterations, 2010

Local Transport Plan: Appendix F - Parking Standards

Planning History

None

Representations:

(Parish & Neighbours)

Leighton-Linslade Town Council Awaiting response at time of drafting the report

Neighbours (1 Milebush) Fully supportive of the application

Consultations/Publicity responses

Tree & Landscape Officer No objections

Determining Issues

The main considerations of the application are;

- 1. Design Considerations**
- 2. Impact on Residential Amenity**
- 3. Parking & Highway Safety**

4. Other Issues

Considerations

1. Design Considerations

The scale and positioning of the proposed extension would not dominate the subject dwelling and would relate well to the dwelling and the wider surroundings. A separation distance of 1m between the extension and the side boundary of the property would be retained in line with Council policies. The roof of the extension would not be set down, however, considering the design of the subject dwelling and the positioning of the extension, this is considered to be the most appropriate design solution.

The front dormer is consistent in scale and design to other dormers within the streetscene and would relate acceptably to the existing dwelling. However, it is considered that the scheme could be improved by a minor reduction in the width of the proposed dormer. At the time of drafting the report, negotiations are taking place to this effect and the result of these negotiations will be reported at the meeting.

The proposals are therefore considered to accord with policies BE8 and H8 of the South Bedfordshire Local Plan Review.

2. Impact on Residential Amenity

The proposed extension would not project beyond the rear building line of the neighbouring dwelling at No, 4 Milebush. This dwelling has no side windows which would be affected by the proposed extension. The proposal would therefore have no impact upon the occupiers of this property.

As a result of the scale and siting of the proposed extension, it would not affect the amenity of any other neighbouring occupiers. The front dormer would also have no impact upon neighbouring occupiers. The proposals are therefore considered to conform with the policies detailed above.

3. Parking & Highway Safety

The Council's parking standards require that dwellings with four or more bedrooms have four off-street parking spaces. The dwelling has a double garage and parking for a further two vehicles on a hardstanding to the front of the garage, and therefore complies with these parking standards. It is therefore considered that the proposal would be acceptable in terms of parking provision and highway safety.

4. Other Issues

Human Rights issues

The proposal raises no Human Rights issues

Equality Act 2010

The proposal raises no issues under the Equality Act.

Recommendation

That Planning Permission be GRANTED subject to the following:

- 1 The development shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external finish of the walls and roofing materials to be used for the extension shall match that of the existing building as closely as possible.

Reason: To ensure that the development is in keeping with the existing building.
(Policies BE8 & H8 S.B.L.P.R & Policy 43 D.S.C.B).

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1, 2, 3, 4, 5, 6, 7, 8, 9.

Reason: For the avoidance of doubt.

Notes to Applicant

- 1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
- 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.

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.

DECISION

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