

## Item No. 11

<b>APPLICATION NUMBER</b>	<b>CB/13/02862/FULL</b>
<b>LOCATION</b>	<b>3 Kestrel Road, Flitwick, Bedford, MK45 1RB</b>
<b>PROPOSAL</b>	<b>Single Storey front extension and associated alterations</b>
<b>PARISH</b>	Flitwick
<b>WARD</b>	Flitwick
<b>WARD COUNCILLORS</b>	<b>Cllrs Mrs Chapman, Gomm &amp; Turner</b>
<b>CASE OFFICER</b>	<b>Dee Walker</b>
<b>DATE REGISTERED</b>	<b>16 August 2013</b>
<b>EXPIRY DATE</b>	<b>11 October 2013</b>
<b>APPLICANT</b>	<b>Mr &amp; Mrs Swannell</b>
<b>AGENT</b>	<b>S &amp; S Surveying &amp; Design</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Applicant is a Member of Staff</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### Summary of Recommendation

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; Policy 43 of the Emerging Central Bedfordshire Development Strategy 2013 and 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.

### Site Location:

The application site is 3 Kestrel Road in Flitwick. The site consists of a two storey detached residential dwelling constructed in red brick with part uPVC cladded front elevation and a pitched roof of red tiles. The site has a side driveway for a number of vehicles and a single detached garage with flat roof. The site is wholly located within the settlement envelope for Flitwick.

### The Application:

This application seeks permission for the construction of a single storey front extension and to replace the flat roof on the garage with a pitched roof.

## **RELEVANT POLICIES:**

### **National Policy**

National Planning Policy Framework (2012)

### **Bedfordshire Structure Plan 2011**

Not applicable

### **Central Bedfordshire Council's Core Strategy and Development Management Policies 2009**

Policy DM3 High quality development

### **Central Bedfordshire Council's Emerging Development Strategy 2013**

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

### **South Bedfordshire Local Plan Review Policies**

Not applicable

### **Supplementary Planning Guidance**

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

### **Relevant Planning History**

None

### **Representations: (Parish & Neighbours)**

Flitwick Town Council Supports application  
Adjacent Occupiers No comments received

### **Consultations/Publicity responses**

Site Notice posted 28.08.2013  
CBC Highways 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 proposed front extension is single storey in nature and therefore will appear subservient within the street scene. Materials will match those of the existing dwelling and therefore the proposal will compliment the appearance of the area. Given that its scale and form is in proportion to the host dwelling, there would be no adverse visual impact on the character and appearance of the area.

### 2. Impact on the residential amenity of neighbouring properties

Given the proposed extension is to the front of the host dwelling, there would be no loss of privacy. Furthermore, as the dwellings have good spatial distance between each other, the proposed extension would not result in an adverse impact on the residential amenity of neighbouring properties by reason of loss of light or overbearing impact.

### 3. Any other implications

#### Highways

The proposed front extension would not change the existing means of access to the highway or have an impact on the existing driveway parking area. Therefore the development will not impact on the local road network once completed.

#### Public Protection (Contamination)

They raised no comments.

#### Human Rights

The development has been assessed in the context of human rights and would have no relevant implications.

#### The Equalities Act 2010

The development has been assessed in the context of the Equalities Act 2010 and would have no relevant implications.

## Recommendation

That Planning Permission is GRANTED subject to the following:

## **RECOMMENDED CONDITIONS / REASONS**

- 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.

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.

### **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. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. 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.