

Item No. 8

APPLICATION NUMBER	CB/13/03813/FULL
LOCATION	8 Gardeners Close, Flitwick, Bedford, MK45 5BU
PROPOSAL	A rear projecting dual pitch two storey extension.
PARISH	Flitwick
WARD	Flitwick
WARD COUNCILLORS	Cllrs Mrs Chapman, Gomm & Turner
CASE OFFICER	Sarah Fortune
DATE REGISTERED	01 November 2013
EXPIRY DATE	27 December 2013
APPLICANT	Mr Corbett
AGENT	Daniel Design & Associates Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Councillor Andrew Turner as a result of concerns raised by the neighbours regarding loss of amenity,
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The site is located in Gardeners Close off Maulden Road within the residentially built up area of the town of Flitwick. It comprises of a detached house which lies in a close of varying styled detached houses which were built about 20 years ago.

The Application:

This application is for the erection of a two storey rear extension following the demolition of the ground floor area conservatory.

RELEVANT POLICIES:

Core Strategy and Development Management Policies - North 2009

DM3 Amenity

emerging Development Strategy for Central Bedfordshire dated 2013

Policy 43 High Quality Development

National Planning Policy Framework (March 2012)

Supplementary Planning Guidance

Design in Central Bedfordshire A Guide for Development:
Supp 4: House Extensions and Alterations

Planning History

None relevant

Representations: (Parish & Neighbours)

Flitwick Town Council	Approve.
Neighbours	2. Object on grounds that the extension may clash with the neighbours garage and its roof overhang (revised plans indicate that this will not now occur). Concerned that the two storey element being built up to the joint boundary will produce a confining aspect having no regard to the impact on light and the presence of the side kitchen door which is the main entrance to the neighbouring property. Concerns about rainwater discharge (this is a Building Regulations matter).

App Adv

Consultations/Publicity responses

Tree Officer No objections

Determining Issues

The main considerations of the application are:

1. Size, Siting and Design in relation to the house and the visual amenities of the area generally
2. Impact on amenities of neighbours
3. Parking and other considerations

Considerations

Human Rights issues

There are no relevant issues under the Human Rights Act

Equality Act 2010

There are no relevant issues under the Equality Act

1. Size, Siting and Design in relation to the house and the visual amenities of the area

This is a three bedroomed detached house which has a single width detached garage to the north side which is attached to the single garage of the neighbouring property number 9 Gardeners Close to the north east. A single storey rear conservatory has been constructed onto the south end of the rear elevation and this extends out for 2.464 metres and has a width of 3.240 metres.

The rear conservatory is to be demolished and replaced by a two storey addition having a depth of 2.5 metres and a width of 5.853 metres. The roof is to be dual pitched and the revised plans indicate that it is to be set down from the main ridge of the house to read as being subservient to it. It has also been set in a 03m from the side shared boundary with number 7 Gardeners Close. The plans indicate clearly that the proposed two storey extension will not encroach onto this neighbouring property but will retain a small gap between the two houses.

The extension is to provide for a lounge at ground floor level with an extension to existing Bedroom 1 incorporating an en suite at first floor level.

It is considered that the addition, having a depth of 2.5 metres and only extending across only part of the width of the house will appear as being subservient to the main house and by reason of its siting, size and design would be in keeping with the character of the house itself and the visual amenities of the area generally. It therefore complies with planning Policy DM3 in the Core Strategy and Development Management Planning Document dated 2009, Policy 43 in the emerging Development Strategy for Central Bedfordshire dated 2013 as well as the design guide on House Extensions and Alterations dated 2009.

2. Impact on the amenities of neighbours

There are detached houses on both sides of the site which are built up to their shared boundaries. Number 7 Gardeners Close to the south is at a distance of a 2 metres (approx) from the side of number 8 Gardeners Close. It has a ground floor door to a kitchen and first floor side window in its side elevation which faces towards the application site.

The new two storey rear addition is to be built close up to this shared boundary with number 7 Gardeners Close but is to have no windows facing this neighbour at number 7. The occupiers of number 7 Gardeners Close have raised objections to the proposed rear extension on grounds that it will result in loss of light into their driveway and into to the side door which serves as the main entrance to their house. They are also of the opinion that it will have an overbearing impact on their property. However, whilst there will be some loss of light and outlook to this neighbour - particularly to their the drive area between the two houses the loss of amenity will be minimal. It is considered to be acceptable in planning terms. The main rear garden to number 7 Gardeners Close is 2 metres (approx) from the proposed two storey addition so loss of light and outlook will be minimal and not sufficient as to sustain a refusal. Also the proposed two storey addition is on the north side of number 7 Gardeners Close so loss of direct sunlight will not occur.

The house on the other side - number 9 Gardeners Close - will be at some distance from the proposed rear extension being over 7 metres from it. There will be no harmful impact on this neighbour.

3. Parking and other considerations

The tree officer has advised that he has no objections to raise

The house presently has three bedrooms and there are to be three in total in the proposed extended house.

No other concerns have been raised.

Recommendation

That Planning Permission be 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 DD00021/1, DD00021/2/C, DD00021/2, CBC01, CBC02 and DD00021/7

Reason: For the avoidance of doubt.

Notes to Applicant

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 positive engagement with the applicant during the determination process 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.

DECISION