

Item No. 11**SCHEDULE B**

APPLICATION NUMBER	SB/TP/09/00050
LOCATION	LAND ADJOINING 61 CORBET RIDE, LINSLADE
PROPOSAL	ERECTION OF DETACHED GARAGE
PARISH	Leighton-Linslade
SBDC WARD & COUNCILLORS	Linslade Cllr M. Freeman and Cllr K. Sharer
CASE OFFICER	Richard Castro-Parker
DATE REGISTERED	03/02/09
EXPIRY DATE	31/03/09
APPLICANT	Mr P Nash
REASON FOR COMMITTEE TO DETERMINE	OBJECTION FROM LEIGHTON-LINSLADE TOWN COUNCIL DUE TO THE SCALE, DESIGN AND SITING OF THE GARAGE BEING OUT OF KEEPING WITH ADJACENT GARAGES
RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL

Site Location:

The site comprises part of a garage compound located at the southern end of Corbet Ride immediately to the east of No. 61, with properties in Soulbury Road to the south and land to the rear of St. Mary's Way to the east. It is located at the entrance to the garage block and has a depth of 11.5m and a width varying between 9.0m and 12.0m.

The Application:

Permission is sought for the erection of a detached garage measuring 5.2m in depth, 2.9m in width with a ridge height of 2.2m. The garage, which would be of painted galvanized steel construction, would be positioned 1.0m to the north of the existing block of prefabricated concrete garages and 7.7m from the entrance to the garage compound.

RELEVANT POLICIES:**National Policies (PPG & PPS)**

PPS1 Delivering Sustainable Development

Regional Spatial Strategy

East of England Plan (May 2008)

ENV7 Quality in the Built Environment

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) South Bedfordshire Local Plan Review

BE8 Design Considerations

Planning History

None relevant

Representations: (Parish & Neighbours)

Leighton-Linslade Town Council	Object due to the scale, design and siting of the garage being out of keeping with adjacent garages.
Adjacent Occupiers	No representations received.

Consultations/Publicity responses:

Beds County Council (Highways)	No objections.
SBDC Property Services	Confirm do not anticipate development would adversely effect any Council landholdings. Garages serve houses 54-61 Corbet Ride and therefore garage users will have rights over all the land, including where the garage is to be built. Advised that this would need to be addressed if application approved.

Determining Issues

The main considerations of the application are:

1. Design and impact on the visual amenity of the area
2. Impact on neighbours
3. Access and parking

Considerations

1. Design and impact on visual amenity

The proposed garage would be sited adjacent to a block of 1960's built pre-fabricated concrete garages, and although of steel construction would not be out of keeping in terms of its appearance. The building would be largely screened from public views by the high boundary wall which defines the entrance to the garage court.

2. Impact on neighbours

The nearest residential property, No. 61 Corbet Ride, is separated from the site by the wall which forms the boundary of the garage court and which would effectively screen the proposed garage from that property.

3. Access and parking

Part of the site already provides two car parking spaces for the applicants use and the proposed garage would occupy one of those spaces. The garage would be served by the current access to the garage court and the County Highways Officer considers that this arrangement is satisfactory and raises no objection.

Conclusion and Reasons for Granting

The proposed garage, although being 0.5m wider than the existing garages, would not be unduly out of keeping with the appearance of those buildings and would in any event be fairly well screened from general public view. The siting of the garage would not restrict access to the remainder of the garage court. The proposal is therefore in accordance with Policy BE8 of the South Bedfordshire Local Plan Review and Planning Policy Guidance PPS1

RECOMMENDATION

APPROVE Planning Permission for the application set out above subject to the following conditions:

- 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 Before development begins, and notwithstanding the details submitted with the application, details of the colours of the walls and roof of the proposed garage shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To control the appearance of the building.

3. This permission relates only to the details shown on the Site Location Plan and Drawing Nos. PN09ONE and PN09TWO received 26/01/09 or to any subsequent appropriately endorsed revised plan.

Reason: To identify the approved plans and to avoid doubt.

Notes to Applicant

1. In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

**Regional Spatial Strategy
East of England Plan**

ENV7 - Quality in the Built Environment

South Bedfordshire Local Plan Review

BE8 - Design Considerations

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. 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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