

Item No. 14**SCHEDULE B**

APPLICATION NUMBER	SB/09/00137/TP
LOCATION PROPOSAL	3 SHENLEY CLOSE, LEIGHTON BUZZARD, LU7 3DG ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS, CONVERSION OF ROOF SPACE AND INSTALLATION OF FRONT AND REAR DORMER WINDOWS
PARISH	LEIGHTON LINSLADE
WARD & COUNCILLORS	Leighton-Linslade - Plantation Cllrs R Berry, P Rawcliffe & J Taylor
CASE OFFICER	Abel Bunu
DATE REGISTERED	02/03/2009
EXPIRY DATE	27/04/2009
APPLICANT	Mr & Mrs C Rooks
AGENT	Mr Richard Onslow
REASON FOR COMMITTEE TO DETERMINE	OBJECTION BY LEIGHTON-LINSLADE TOWN COUNCIL IN TERMS OF DESIGN, OUT OF KEEPING AND UNACCEPTABLE LOSS OF AMENITY
RECOMMENDED DECISION	GRANT PLANNING PERMISSION

Site Location:

The application property is a detached bungalow situated south of Shenley Close in Leighton - Linslade. The Close is a short cul-de-sac comprising properties of a similar style. The property is enclosed by a combination of hedge and close boarded fence approximately 1.8 metres high along the side boundaries. The rear boundary is defined by a hedge of about 3 metres height.

The Application:

The application is in three parts. The first part is for the erection of a single storey side extension to be used as a garage, adjacent to number 2 Shenley Close measuring approximately 6.5 metres deep, 3 metres wide and 3.5 metres high. The second part seeks permission to erect a single storey rear extension measuring approximately 3 metres deep, 10.2 metres wide and set back from the flank elevation of the existing dwelling by about 0.7 metre. The third part seeks permission to convert the roof space into two bedrooms by the erection of three pitched roof dormers, two in the front roof slope and one in the rear slope. The dormers would measure approximately 1.2 metres deep, 2 metres wide and 2.4 metres high.

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.

H8 Extensions to Dwellings.

Planning History

None.

Representations: (Parish & Neighbours)

Leighton-Linslade
Town Council

Objection.

- Design is out of keeping and unsympathetic to the surrounding properties in the Close.
- Rear dormer would result in an unacceptable loss of amenity for the residents of number 4 Shenley Close.

Neighbours
4 Shenley Close

Objection.

- The development is a substantial change to the present dwelling and such a large development would dominate the character of the Close.
- The rear facing dormer window would result in loss of privacy and amenity.

It is not clear whether the eastern elevation existing brickwork is to remain or cladding to be added, which may be of bright colour.

Perhaps the rear dormer could be replaced with a velux type window employed on adjacent properties.

Consultations/Publicity responses:

None.

Determining Issues

The main considerations of the application are:

1. The impact of the proposed development on the amenity of the adjoining residential property occupiers and
2. Impact on the appearance of the street scene.

Considerations

1. Impact on residential amenity

The proposed rear facing dormer would not have any openable window to the side and would be set back from the flank elevation of the existing house by about 1.7 metres such that no loss of privacy or general amenity would occur to the occupiers of number 4 Shenley Close.

2. Design

The overall height of the dwelling would increase marginally by about 0.1 metre and the roof style and fenestration of the dormers would be in keeping with the existing bungalow.

Reasons for Granting

Having regard to the foregoing appraisal, it is considered that the proposed development would not adversely affect the amenity of the adjoining property occupiers and would not detract from the appearance of the street scene. The proposed development is considered proportionate and in keeping with the existing bungalow and hence is acceptable in design terms and is in conformity with Policies BE8 and H8 of the South Bedfordshire Local Plan Review and Planning Policy Guidance PPS1.

RECOMMENDATION

GRANT 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. New external brickwork and roofing materials shall match those 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).

3. This permission relates only to the details shown on the Site Location Plan, Block Plan, Drawing Nos. 821.3 received 02/03/09 and 821.4a received 09/04/09 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 (May 2008)
ENV7 - Quality in the Built Environment

South Bedfordshire Local Plan Review
BE8 - Design Considerations
NE12 - The Re-use and Adaption of Rural Buildings
T10 - Parking in New Developments

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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