

**Item No. 15****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>MB/09/00460/FULL</b>
<b>LOCATION</b>	<b>4 PYMS WAY, SANDY, SG19 1DD</b>
<b>PROPOSAL</b>	<b>SINGLE STOREY SIDE/REAR EXTENSION</b>
<b>PARISH</b>	Sandy
<b>CASE OFFICER</b>	Annabel Gammell
<b>DATE REGISTERED</b>	17 March 2009
<b>EXPIRY DATE</b>	12 May 2009
<b>APPLICANT</b>	Mr Lynch
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>THE APPLICANT IS A CENTRAL BEDFORDSHIRE COUNCILLOR</b>
	<b>FULL CONDITIONAL APPROVAL</b>

**Site Location:**

The application site is 4 Pyms Way in Sandy, which is a buff-brick, two-storey semi-detached residential dwelling that has wooden panelling beneath the ground floor windows. The property is located approximately half way down Pyms Way on a bend, the dwelling is on the east side of the street. Pyms Way is a residential road, which is located to the north of Sandy town centre and east of the A1.

**The Application:**

This application seeks permission for a single storey side and rear extension.

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

PPS 1 Delivering Sustainable Development (2005)  
 PPS 3 Housing (2006)

**Regional Spatial Strategy**

East of England Plan (May 2008)  
 Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

**Mid Bedfordshire Local Plan First Review 2005 Policies**

DPS6 Criteria for extensions

**Supplementary Planning Guidance**

Technical Guidance Document Mid Bedfordshire District Council's Technical Guidance: 'Extensions and Alterations: A Design Guide for Householders' (2004)

## **Planning History**

None

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

Sandy T C                      No Objections

## **Consultations/Publicity responses**

Site notice posted              27th March 2009

## **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

## **Considerations**

### **1. Effect on the character and appearance of the area**

The proposed single storey, pitched roof extension would be on the side elevation of the building it would be visible from the public realm. The proposed extension would have a rectangular shaped footprint measuring approximately 3.5 metres by 7.2 metres, which would adjoin the existing northern elevation. The extension would measure some 4 metres in height (to the top of the pitched roof.) Views of the addition would be seen from Pyms Way, but due to its relatively small size and the fact that materials would match the existing it is considered that the character and appearance of the area would be not detrimentally affected. This is in accordance with Policy DPS6 of the Mid Beds Local Plan.

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

The side extension would extend, at most, 3.5 metres outwards (north west) from the host dwelling and would be at least 5 metres away from the eastern shared boundary with number 6 Pyms Way, where there is a close-boarded timber fence some 1.8 metres high along the northern and eastern boundary which would partially screen extension from the road and the neighbouring property.

By reason of the relatively small size of the proposed extension it is considered that the distance between the development and the neighbouring property nearest to the proposed extension, number 6, is sufficient so that the amenities of that property would experience no adverse impact as a result of the extension. The house adjoins 2 Pyms Way but the extension would not affect this property, as it would be contained on the opposite side of the site.

It is not considered that there are any other properties that might be affected by the proposals, and no letters of objection have been received.

**Reasons for Granting**

The proposal would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and by reason of its site, design and location, is in conformity with Policy DPS6 of the Mid Bedfordshire Local Plan First Review Adopted December 2005; Planning Policy Statement 1 (2005) and Planning Policy Statement 3 (2006), Regional policies in the East of England Plan (May 2008) and the Milton Keynes and South Midlands Sub-Regional Strategy (March 2005). It is further in conformity with the Mid Beds Supplementary Technical Guidance 'Extensions and Alterations: A Design Guide for Householders' (2004).

**RECOMMENDATION**

APPROVE Planning Permission for the application set out above subject to the following condition(s):

- 1            DG01    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            EM07    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.

**DECISION**

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