

Item No. 12

APPLICATION NUMBER CB/16/02821/FULL
LOCATION Land to the Rear of 3 - 5a High Street, Langford, Biggleswade, SG18 9RP
PROPOSAL Erection of detached bungalow, demolition of existing brick built shed.
PARISH Langford
WARD Stotfold & Langford
WARD COUNCILLORS Cllrs Dixon, Saunders & Saunders
CASE OFFICER Julia Ward
DATE REGISTERED 14 September 2016
EXPIRY DATE 09 November 2016
APPLICANT The Salvation Army Hall
AGENT Mr C Bailey
REASON FOR COMMITTEE TO DETERMINE Call in from Ward Member (Councillor Saunders) on the grounds of:
Call in from Ward Member (Councillor Saunders) on the grounds of:

- * over-development;
 - * highways safety grounds;
 - * parking;
 - * previous refusal due to historical conditions - site not appropriate.
- over-development;
 - highways safety grounds;
 - parking;
 - previous refusal due to historical conditions - site not appropriate.

RECOMMENDED DECISION Full Application - Recommended for Approval

Recommendation:

That the application be approved subject to the following:

RECOMMENDED CONDITIONS

- 1 The development hereby permitted 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 **No development shall take place, notwithstanding the details submitted with the application, until details of the materials to be used for the external walls and roof of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.

(Section 7, NPPF)

- 3 **Prior to the commencement of development, a scheme shall be submitted for approval in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the building is occupied and be thereafter retained.**

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.

(Section 7, NPPF)

- 4 **The dwelling hereby permitted shall not be occupied until the shared access driveway, parking areas and turning area shown on approved drawing ref: P001 have been laid out, drained and surfaced in accordance with details previously submitted to, and approved in writing by, the Local Planning Authority and those areas shall not thereafter be used for any other purpose.**

Reason

To provide a satisfactory means of access and to enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

- 5 **No development shall take place until a written scheme of archaeological investigation that includes the provision for post excavation analysis and publication, has been submitted to, and approved in writing by, the Local Planning Authority. The development hereby approved shall only be implemented in full accordance with the approved archaeological scheme.**

Reason: A failure to secure appropriate archaeological investigation in advance of development would be contrary to paragraph 141 of the National Planning Policy Framework (NPPF) that requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) as a consequence of the development.

- 6 **Notwithstanding the provisions of Part 1, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions to the building hereby permitted shall be carried out without the grant of further specific planning permission from the Local Planning Authority.**

Reason: To control the external appearance of the building/s in the interests of the amenities of the area.

(Section 7, NPPF)

- 7 **Notwithstanding the provisions of the Town and Country Planning (General**

Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows shall be inserted into the eastern flank elevation of the proposed dwelling, without the grant of further specific planning permission from the Local Planning Authority.

Reason: To protect the privacy of neighbouring residents.
(Section 7, NPPF)

- 8 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001; CBC/002; P001; P002

Reason: To identify the approved plan/s and to avoid doubt.

INFORMATIVE NOTES TO APPLICANT

1. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.
2. **Will a new extension affect your Council Tax Charge?**
The rate of Council Tax you pay depends on which valuation band your home is placed in. This is determined by the market value of your home as at 1 April 1991.
Your property's Council Tax band may change if the property is extended. The Council Tax band will only change when a relevant transaction takes place. For example, if you sell your property after extending it, the new owner may have to pay a higher band of Council Tax.
If however you add an annexe to your property, the Valuation Office Agency may decide that the annexe should be banded separately for Council Tax. If this happens, you will have to start paying Council Tax for the annexe as soon as it is completed. If the annexe is occupied by a relative of the residents of the main dwelling, it may qualify for a Council Tax discount or exemption. Contact the Council for advice on **0300 300 8306**.
The website link is:
<http://www.centralbedfordshire.gov.uk/council-tax/bands/find.aspx>
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".

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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) Order 2015.

NOTES

- (1) In advance of the consideration of the application the Committee were advised of additional consultation received from an adjacent occupier objecting to the application, the Pollution Team, no comments. The Committee were advised of an additional informative.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.