

Item No. 18**SCHEDULE C**

APPLICATION NUMBER	CB/09/01141/FULL
LOCATION	58 CAMBRIDGE ROAD, LANGFORD, BIGGLESWADE, SG18 9PS
PROPOSAL	FULL: TWO STOREY SIDE EXTENSION.
PARISH	Langford
WARD	Langford & Henlow Village
WARD COUNCILLORS	Cllr Clarke & Cllr Rogers
CASE OFFICER	Sam Boyd
DATE REGISTERED	11 June 2009
EXPIRY DATE	06 August 2009
APPLICANT	Mr Smith
AGENT	Richard Beaty(Building Design) Ltd
REASON FOR COMMITTEE TO DETERMINE	THE APPLICANT IS EMPLOYED BY CENTRAL BEDFORDSHIRE COUNCIL
RECOMMENDED DECISION	Full Conditional Approval

Reasons for Granting:

The proposed extension is acceptable in accordance with Policy DPS6 of the Mid Bedfordshire Local Plan First Review 2005. The proposed extension would not impact detrimentally upon the character and appearance of the surrounding area and there would be no adverse impact upon the residential amenity of neighbouring properties. The scheme therefore, by reason of its siting, design and location, is in conformity with Planning Policy Statement 1(2005), East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policy DPS6 of the Mid Bedfordshire Local Plan First Review (2005).

- 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 Notwithstanding any provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no further window or other opening shall be formed on the eastern or western elevation of the building.

Reason: To protect the amenities of occupiers of neighbouring properties.

- 4 Prior to the first occupation of the building the first floor window in the western elevation of the development hereby permitted shall be fitted with obscured glass of a type to substantially restrict vision through it at all times. No further windows or other openings shall be formed in the elevation.

Reason: To safeguard the amenities of occupiers of adjoining properties.