

Item No. 8**SCHEDULE A**

APPLICATION NUMBER	CB/09/05723/TP
LOCATION	Hambleton, Dunstable Road, Studham, Dunstable, LU6 2QJ
PROPOSAL	Erection of two storey side extension (Revised application CB/09/05198/TP)
PARISH	Studham
WARD	South West Bedfordshire
WARD COUNCILLORS	Cllr Ken Janes & Cllr Marion Mustoe
CASE OFFICER	Simon Barnett
DATE REGISTERED	12 August 2009
EXPIRY DATE	07 October 2009
APPLICANT	Mr & Mrs Hadland
AGENT	A P Whiteley Consultants Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Ward Councillor Janes
RECOMMENDED DECISION	Refuse Planning Permission

Delegated Application: *that the Director of Sustainable Communities be delegated authority to approve the application 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no further extensions to the dwelling shall be carried out without the grant of further specific permission from the Local Planning Authority.
REASON: To protect the openness of the Green Belt. (Policy BE8 S.B.L.P.R.).
- 4 This permission relates only to the details shown on Drawing No. HAD/20907/SIDEPLANNINGNEW received 12/08/09 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved drawing 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 Development Management Committee determined that having regard to the very special circumstances case of the applicant, 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

Bedfordshire Structure Plan 2011

7 - Areas of Great Landscape Value

South Bedfordshire Local Plan Review

H8 - Extensions to Dwellings

H13 - Extensions to Dwellings in GB

NE3 - Control of Development in AGLV

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.

- [Note: 1. In advance of the consideration of the application, the Committee were advised of consultation received as set out in the late sheet appended to these minutes.
2. In advance of the consideration of the application, the Committee received representations made under the Public Participation Scheme.]