

Item No. 18**SCHEDULE C**

APPLICATION NUMBER CB/09/06441/FULL
LOCATION 83 Fallowfield, Ampthill, Bedford, MK45 2TT
PROPOSAL Full: Two storey side extension to replace existing garage. Single storey rear extension.
PARISH Ampthill
WARD Ampthill
WARD COUNCILLORS Cllr Duckett & Cllr Summerfield
CASE OFFICER Sarah Fortune
DATE REGISTERED 03 November 2009
EXPIRY DATE 29 December 2009
APPLICANT Mr Wall
AGENT Mr S Everitt
REASON FOR COMMITTEE TO DETERMINE Applicant's wife is a member of Staff.

RECOMMENDED DECISION Grant Planning Permission

The Resolution: Approved

Recommendation

That Planning Permission be granted subject to the following:

- 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 The fence to the rear boundary of the site as shown on approved plan ref SE2558/1/B shall be erected prior to the construction of the rear sun lounge and shall be maintained as such unless there has been prior approval in writing from the Local Planning Authority.

Reason: To prevent the potential for overlooking and loss of amenity to occupiers of the house to the rear of the site

4 The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group, Highways and Transport Division, Central Bedfordshire Council, PO Box 1395, Bedford MK42 5AN.

The applicant is advised that photographs of the existing highway that is to be used for the access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.