

Item No. 24**SCHEDULE C**

APPLICATION NUMBER	CB/10/00314/FULL
LOCATION	7 Alameda Road, Ampthill, Bedford, MK45 2LJ
PROPOSAL	Full: Render the rest of the house to match the existing.
PARISH	Ampthill
WARD	Ampthill
WARD COUNCILLORS	Cllr P Duckett and Cllr G Summerfield
CASE OFFICER	Duncan Jordan
DATE REGISTERED	03 February 2010
EXPIRY DATE	31 March 2010
APPLICANT	Mr R Hill
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Applicant's wife is Central Bedfordshire Council Employee.
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The site lies at 7, Alameda Road, Ampthill. This is a detached property lying to the east of Alameda Road and within the designated Conservation Area.

The Application:

To render the rest of the house to match existing.

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

PPS1: Delivering Sustainable Development

PPS3: Housing

PPG15: Planning and the historic environment

Regional Spatial Strategy

East of England Plan (May 2008)

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

Bedfordshire Structure Plan 2011

Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009

Policy DM3 - High Quality Development

Policy CS15 - Heritage

Supplementary Planning Guidance

Design Supplement 4: Residential Alterations and Extensions

Planning History

02/01120 Two storey rear extension. Approved 14/8/02
98/00323 First floor side extension. Approved 24/4/98

Representations: (Parish & Neighbours)

Parish/Town Council support - subject to no loss of amenity and to the approval
of the CBC conservation officer.

Adj Occupiers no response

Consultations/Publicity responses

Determining Issues

The main considerations of the application are;

- 1. Visual impact on the character and appearance of the Conservation Area**

Considerations

- 1. Visual impact on the character and appearance of the Conservation Area**

The applicant proposes to render the front of the property and to complete the rendering on the sides of the property. The applicant explains that the property suffers from poor quality brickwork with three different types of brick not matching. The applicant further indicates that the work will be finished in a 'cream monocouch' to match existing rear and side rendering. A planning application is required because the rendering of a property in a Conservation Area is referred to in the General Permitted Development Order 1995 as amended 2008, as requiring planning permission where the property lies in a designated Conservation Area.

The mismatch of the existing brickwork is not so apparent because of general weathering and is considered not to detract from either the Conservation Area or the neighbouring listed buildings. However, the rendering is a matter of personal choice, both neighbouring properties although noticeably older, are white rendered. It is considered that the impact on the Conservation Area is broadly acceptable, a view shared with the Council's Conservation officer.

Reasons for Granting

It is considered that the impact on the Conservation Area and neighbouring listed buildings are acceptable such that the application accords with Policy DM3 and CS15 of the Core strategy and Development Management Policies, Central Bedfordshire (North), November 2009.

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 The rendering hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, that of the existing rendering on the property.

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.

Notes to Applicant

DECISION

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