

**Item No. 15****SCHEDULE C**

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| <b>APPLICATION NUMBER</b>                    | <b>CB/10/01052/FULL</b>  |
| <b>LOCATION</b>                              | <b>38 Stoke Road, Linslade, Leighton Buzzard,<br/>LU7 2SP</b>  |
| <b>PROPOSAL</b>                              | <b>Demolition of detached garage and outbuilding<br/>and erection of single storey side extension<br/>and replacement single garage and<br/>modifications to existing kitchen building</b> |
| <b>PARISH</b>                                | <b>Leighton-Linslade</b>   |
| <b>WARD</b>                                  | <b>Leighton Linslade Central</b>   |
| <b>WARD COUNCILLORS</b>                      | <b>Cllrs Bowater, Johnstone, Sharer &amp; Spurr</b>  |
| <b>CASE OFFICER</b>                          | <b>Mr A D Robertson</b>  |
| <b>DATE REGISTERED</b>                       | <b>23 March 2010</b>   |
| <b>EXPIRY DATE</b>                           | <b>18 May 2010</b>   |
| <b>APPLICANT</b>                             | <b>Mrs S Jones</b>   |
| <b>AGENT</b>                                 | <b>Burnel Design Associates</b>  |
| <b>REASON FOR COMMITTEE<br/>TO DETERMINE</b> | <b>The applicant is employed by the Council</b>  |
| <b>RECOMMENDED DECISION</b>                  | <b>Full Application - Granted</b>  |

That Planning Permission be GRANTED subject to the following:

- 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 This permission relates only to the details shown on Drawing Nos. 00909/1A, 00909/2B, 00909/3A, 00909/4 and 00909/5, received 23/03/10 or to any subsequent appropriately endorsed revised plan.  
REASON: To identify the approved plans 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 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 (May 2008)

ENV7 - Quality in the Built Environment.

**South Bedfordshire Local Plan Review**

BE6 - Development in Areas of Special Character.

BE8 - Design and Environmental Considerations.

H8 - Extensions to Dwellings.

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.