

**Item No. 12****SCHEDULE B**

**APPLICATION NUMBER** CB/10/00922/FULL  
**LOCATION** 11 Brook Lane, Flitton, Bedford, MK45 5EJ  
**PROPOSAL** Full: Erection of detached two bay open garage with lean-to to side.  
**PARISH** Flitton/Greenfield  
**WARD**  
**WARD COUNCILLORS**  
**CASE OFFICER** Mary Collins  
**DATE REGISTERED** 08 March 2010  
**EXPIRY DATE** 03 May 2010  
**APPLICANT** Mr English  
**AGENT** Mr S Everitt  
**REASON FOR COMMITTEE TO DETERMINE** Cllr Jamieson call in. There is concern regarding over development and also secondary line of development.

**RECOMMENDED DECISION** Full Application - Granted

**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 **No development shall take place until the applicant or developer has secured the implementation of a Written Scheme of Archaeological Investigation which has been submitted to and approved by the Local Planning Authority. The said development shall only be implemented in accordance with the scheme thereby approved.**

Reason: To safeguard any material of archaeological interest which exists on the site in accordance with PPS 5 Planning for the Historic Environment.

- 3 **Cross sections through the site of the proposed garage and the adjoining garden at 9 Brook Lane, Flitton showing the final floor level of the garage and profile in relation to the garden of the adjoining property at 9 Brook Lane shall be submitted to and approved in writing prior to commencement of the development hereby approved. Thereafter the site shall be developed in full accordance with the approved details.**

Reason: To ensure that a satisfactory relationship results between the building and adjacent garden areas.

- 4 The weatherboarding to the external walls of the building hereby permitted shall be of a wide format 200 - 225mm wide and stained/painted black unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the development in the interests of the visual amenities of the Conservation Area and the setting of the Listed Building.

- 5 The building hereby permitted shall be roofed in natural slate with grey clay ridge tiles unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the development in the interests of the visual amenities of the Conservation Area and the setting of the Listed Building.

- 6 The brick plinth of the building hereby approved shall be constructed in a handmade Sainsbury Mix from Dunton Brothers Ltd, laid in a Flemish or English bond with snapped headers with gritty part coarse sharp sand/aggregate to lime mortar and neat flush joint unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the development in the interests of the visual amenities of the Conservation Area and the setting of the Listed Building.

- 7 Notwithstanding the approved plans, the guttering shall have a half round profile and the downpipe shall be 65mm. All rainwater goods shall be of cast iron or aluminium and painted black unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the development in the interests of the visual amenities of the Conservation Area and the setting of the Listed Building.

- 8 Notwithstanding the provisions 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 works shall be commenced for the extension or material alteration of the building until detailed plans and elevations have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the development in the interests of the visual amenities of the Conservation Area and the setting of the Listed Building.

- 9 Before the garage hereby approved is first used all on site vehicular areas shall be surfaced in a manner to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the premises.

- 10 The building hereby permitted shall not be used at any time other than for purposes ancillary to the residential use of the dwelling known as 11 Brook Lane, Flitton.

Reason: Any intensification of use of this double garage and store would cause conflict at the entrance to the site due to the restricted width of the vehicular access.

### **Notes to Applicant**

[Note: In advance of consideration of the application the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.]