

Item No. 10**SCHEDULE B**

APPLICATION NUMBER	CB/10/02377/FULL
LOCATION	Land to the rear of 23 & 25 Orchard Way, Lower Stondon, Henlow, SG16 6NA
PROPOSAL	Full: Change of use to residential garden and erection of 1.8m high wooden fencing
PARISH	Stondon
WARD	Silsoe & Shillington
WARD COUNCILLORS	Cllr Rita Drinkwater, Cllr Alison Graham
CASE OFFICER	Kate Phillips
DATE REGISTERED	15 July 2010
EXPIRY DATE	09 September 2010
APPLICANT	Mr Parry
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Request by Cllr Drinkwater on the grounds that the proposal changes the conditions attached to the original housing development permission and also that the proposal would be overbearing to neighbouring properties.
RECOMMENDED DECISION	Full Application - Granted

Reasons for Granting

The proposal to change the use of the land to residential garden and to erect a 1.8 metre high fence would not impact detrimentally upon either the character and appearance of the surrounding area or upon the residential amenity of any nearby residential properties. The scheme therefore, by reason of its site, design and location, is in conformity with Planning Policy Statement 1 (2005), Planning Policy Statement 3 (2010), East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policies DM3 and DM4 of the Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document (2009). It is further in conformity with the Central Bedfordshire Council's Technical Guidance - Design Supplement 4: Residential Alterations and Extensions (2010).

- 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 materials to be used for the development shall be as detailed in the application hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the surrounding area.

- 3 A planting scheme, which shall include a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority within 28 days of the date of this decision. It shall include appropriate trees and shrubs along the outer boundary of the application site. The landscaping shall be undertaken in accordance with the timetable to be approved.

Any trees or significant areas of planting which are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within a period of 5 years shall be replaced as soon as is reasonably practicable to the satisfaction of the Local Planning Authority.

Reason: To ensure an appropriate standard of visual amenity in the local area.