

APPLICATION NUMBER	CB/10/02958/FULL
LOCATION	4 Coopers Close, Sandy, SG19 1NQ
PROPOSAL	Proposed two storey side & rear extension and single storey rear extension
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllr Nigel Aldis & Cllr Peter Blaine
CASE OFFICER	Vicki Davies
DATE REGISTERED	26 August 2010
EXPIRY DATE	21 October 2010
APPLICANT	Mr Jobling
AGENT	Blueprint Architectural Design
REASON FOR COMMITTEE TO DETERMINE	Cllr Aldis as there are concerns from neighbours about the impact of the single storey extension aspect of the application and how it will affect them in terms of loss of light to breakfast room and over-bearing nature
RECOMMENDED DECISION	Full Application - Granted

Reasons for Granting

The two storey rear and side extensions and single storey rear extension would not detrimentally impact upon the character and appearance of the surrounding area and there would be no detrimental impact upon any neighbouring properties. The scheme therefore, by reason of its site, design, materials and location, is in conformity with Planning Policy Statement 1 (2005), Planning Policy Statement 3 (2006), East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policies CS14 and DM3 of the Core Strategy and Development Management Policies, November 2009. It is further in conformity with the Central Bedfordshire Supplementary Technical Guidance "Design in Central Bedfordshire, A Guide for Development" and Design Supplement 4: Residential Alterations and Extensions.

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 the existing building and the visual amenities of the locality.

- 3 The tiles used for the roof of the front extension shall be sourced and reused from the rear of the existing dwelling house unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the building and of the area generally.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be inserted into northern or southern elevation of the proposed extensions.

Reason: To protect the amenity of neighbouring residents.

[Note:

1. 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.
2. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.]