

Item No. 10**SCHEDULE B**

APPLICATION NUMBER	CB/10/02672/FULL
LOCATION	5 New Road, Clifton, Shefford, SG17 5JH
PROPOSAL	Full: Single storey timber outbuilding (retrospective)
PARISH	Clifton
WARD	Langford and Henlow
WARD COUNCILLORS	Cllr J Clarke & Cllr T Rogers
CASE OFFICER	Judy Self
DATE REGISTERED	19 July 2010
EXPIRY DATE	13 September 2010
APPLICANT	Mr Bustance
AGENT	Homestead Timber Buildings
REASON FOR COMMITTEE TO DETERMINE	Cllr T Rogers has called the application to Committee in response to the concerns raised by neighbouring properties
RECOMMENDED DECISION	Full Application - Granted

Reasons for Granting

No detriment to the character and appearance of the area would arise or significant harm to residential amenity. As such the proposal is in conformity with Policy DM3 of the Core Strategy and Development Management Policies (2009); Planning Policy Guidance: Planning Statement 1 Delivering Sustainable Development (2005); Planning Statement 3 Housing (2006); the adopted Central Bedfordshire Design Guide (1010)

Recommendation

That Planning Permission be granted subject to the following:

- 1 The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 5 New Road.

Reason: The ancillary accommodation created by the development is not suitable, because of the circumstances of the site, to be used as a separate, independent residential unit.

[Notes: In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.]