

Item No. 18**SCHEDULE C**

APPLICATION NUMBER	CB/10/03622/FULL
LOCATION	34 Chase Hill Road, Arlesey, SG15 6UE
PROPOSAL	Full: Single storey rear extension
PARISH	Arlesey
WARD	Stotfold & Arlesey
WARD COUNCILLORS	Cllr I Dalgarno, Cllr J Saunders, Cllr J Street & Cllr C Turner
CASE OFFICER	Kate Phillips
DATE REGISTERED	30 September 2010
EXPIRY DATE	25 November 2010
APPLICANT	Mr & Mrs Newlands
AGENT	ArchiTech Ltd
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	The applicant is a member of staff at the Council
	Full Application - Granted

Reasons for Granting

The proposal to erect a single storey rear extension 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) and Policy DM3 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).

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/complement the existing building(s) and the visual amenities of the locality.

- 3 Notwithstanding any provision 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 further window or other opening shall be formed on the side elevations of the building.

Reason: To protect the amenities of occupiers of neighbouring properties.

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