

**Item No. 09****SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>CB/10/03696/FULL</b>
<b>LOCATION</b>	<b>1 Monmouth Road, Harlington, Dunstable, LU5 6NE</b>
<b>PROPOSAL</b>	<b>Full: First floor side extension.</b>
<b>PARISH</b>	<b>Harlington</b>
<b>WARD</b>	<b>Woburn &amp; Harlington</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Fiona Chapman &amp; Cllr Budge Wells</b>
<b>CASE OFFICER</b>	<b>Sarah Fortune</b>
<b>DATE REGISTERED</b>	<b>29 September 2010</b>
<b>EXPIRY DATE</b>	<b>24 November 2010</b>
<b>APPLICANT</b>	<b>Mr &amp; Mrs George</b>
<b>AGENT</b>	<b>Paul Lambert Associates Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called to Committee by Head of Planning Services due to previous planning history and local concerns</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Reasons for Granting**

In view of the fact that the extension has been reduced in overall size it is felt that the loss of amenity to the occupiers of neighbouring properties in particular the bungalows to the rear - will not be sufficient as to sustain a reason for refusal and there are no objections to the design of the development the application is recommended for approval as being in compliance with policies in the Core Strategy and Development Management Policy Document dated November 0009.

**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 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 or rear facing elevation of the extension hereby permitted.

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

- 4 Prior to the first occupation of the extension the first floor window to the en suite in the rear elevation of the extension shall be fitted with obscured glass of a type to substantially restrict vision through it at all times, and restriction on its opening, details of which shall have been previously submitted to and agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of occupiers of adjoining properties.

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC1, CBC2 and 2410/01/C.

REASON: For the avoidance of doubt.

[Notes:-

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.
3. Prior to consideration of the application, Officers provided the Committee with a copy of a letter of objection from 98 Goswell End Road, which should have been included in the Late Sheet.]