

**Item No. 16****SCHEDULE C**

**APPLICATION NUMBER** CB/10/04382/REN  
**LOCATION** 15 Shefford Road, Meppershall, Shefford, SG17 5LJ  
**PROPOSAL** REN: Loft extension with new dormer windows to rear (Replacement of planning permission MB/07/01847/FULL dated 19 December 2007)  
**PARISH** Meppershall  
**WARD** Shefford  
**WARD COUNCILLORS** Cllr Lewis Birt & Cllr Tony Brown  
**CASE OFFICER** Kate Phillips  
**DATE REGISTERED** 03 December 2010  
**EXPIRY DATE** 28 January 2011  
**APPLICANT** Mr & Mrs King  
**AGENT**  
**REASON FOR COMMITTEE TO DETERMINE** The applicant is a member of staff  
**RECOMMENDED DECISION** Rep PP - New Time Limit - Granted

**RECOMMENDATION**

APPROVE Planning Permission for the application set out above subject to the following condition(s):

- 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 The westernmost first floor dormer window in the north (rear) elevation of the development hereby permitted shall be fitted with obscured glass of a type to substantially restrict vision through it at all times and it shall be fixed shut up to a height of 1.7 metres above the floor of the room in which the window is installed.

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

### **Reasons for Granting**

The proposal for a loft extension with 3 dormers to the rear of the property is still considered to be acceptable because it would not detrimentally impact upon the character and appearance of the surrounding area or upon the residential amenity of nearby and neighbouring 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 (2006) 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).