

**Item No. 13****SCHEDULE C**

**APPLICATION NUMBER** CB/10/04506/FULL  
**LOCATION** 1 Churchill Way, Shefford, SG17 5UB  
**PROPOSAL** Two storey and single storey rear extension and associated alterations  
**PARISH** Shefford  
**WARD** Shefford  
**WARD COUNCILLORS** Cllr L Birt & Cllr T Brown  
**CASE OFFICER** Dee Walker  
**DATE REGISTERED** 15 December 2010  
**EXPIRY DATE** 09 February 2011  
**APPLICANT** Mr Bugden  
**AGENT** SJ Coates Surveying and Design  
**REASON FOR COMMITTEE TO DETERMINE** Applicant related to a CBC employee

**RECOMMENDED DECISION** Full Application - 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 Prior to the first occupation of the building the first floor window serving the bathroom in the south elevation of the development shall be fitted with obscured glass of a type to substantially restrict vision through it at all times, and restriction on its opening at all times unless agreed in writing by the Local Planning Authority.

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

- 4 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 western elevation of the building.

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

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers SC/2005245/02.

Reason: For the avoidance of doubt.

### **Reasons for Granting**

In conclusion, the scheme by reason of its site, design and location would not harm the character and appearance of the area or have an adverse impact on the residential amenity of neighbouring properties. As such the proposal is in conformity with Policy DM3 of the Central Bedfordshire Adopted Core Strategy and Development Management Policies 2009; Planning Policy Statement 1 (2005) and Planning Policy Statement 3 (2010). It is further in conformity with the Design in Central Bedfordshire: A Guide for Development - *Design Supplement 4: Residential Alterations and Extensions* (2009). It is therefore considered **acceptable** and that planning permission should be granted subject to conditions.

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