

## Item No. 12

## SCHEDULE C

**APPLICATION NUMBER** CB/10/04261/FULL  
**LOCATION** 6 Conway Drive, Flitwick, Bedford, MK45 1DF  
**PROPOSAL** Full: Single storey rear extension.  
**PARISH** Flitwick  
**WARD** Flitwick West  
**WARD COUNCILLORS**  
**CASE OFFICER** Clare Golden  
**DATE REGISTERED** 16 November 2010  
**EXPIRY DATE** 11 January 2011  
**APPLICANT** Mr M Conley  
**AGENT**  
**REASON FOR COMMITTEE TO DETERMINE** The Applicant works for Central Bedfordshire Council.

**RECOMMENDED DECISION** Full Application - Granted

### 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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 01; 02; 03; 04; 05; 06; 07.

Reason: For the avoidance of doubt.

## **Reasons for Granting**

The proposal is in conformity with Policy DM3 of the Development Management Policies of the Core Strategy Adopted 2009, as it preserves the character and appearance of the dwelling and, there is no unacceptable impact on the amenities of neighbours, and there is no detrimental impact on highway safety.

It is also in accordance with Planning Policy Guidance: PPS1: Delivering Sustainable Development, and PPS3: Housing. It is further in conformity with the Adopted Supplementary Planning Document, 'Design in Central Bedfordshire', 2010, and supplement 4, 'Residential Alterations and Extensions'.

## **Notes to Applicant**

1. The applicant is advised that, under the provisions of the Highways Act 1980, no part of the structure, including foundations and surface water hardware shall be erected or installed in, under or overhanging the public highway and no window, door or gate shall be fixed so as to open outwards into the highway.

The Highway Authority has the power under Section 143 of the Highways Act 1980, to remove any structure erected on a highway.