

<b>APPLICATION NUMBER</b>	<b>CB/10/04536/FULL</b>
<b>LOCATION</b>	<b>39 Kings Road, Flitwick, Bedford, MK45 1EJ</b>
<b>PROPOSAL</b>	<b>Full: Extension and alteration to existing bungalow and new detached three bedroom dwelling.</b>
<b>PARISH</b>	<b>Flitwick</b>
<b>WARD</b>	<b>Flitwick East</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs James Jamieson &amp; Andrew Turner</b>
<b>CASE OFFICER</b>	<b>Clare Golden</b>
<b>DATE REGISTERED</b>	<b>21 December 2010</b>
<b>EXPIRY DATE</b>	<b>15 February 2011</b>
<b>APPLICANT</b>	<b>Mrs J Sherman</b>
<b>AGENT</b>	<b>Bradbury Design Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Councillor Andrew Turner has called the application to Committee on the grounds of inadequate parking, turning, detrimental impact on neighbours and overdevelopment.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### **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 **Details of materials to be used for the external finishes of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.**

**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 in accordance with Policy DM3 of the Development Management policies of the Adopted Core Strategy, 2009.**

- 3 **No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:-**

- **means of enclosure;**

- materials to be used for any hard surfacing;
- planting plans, which includes at least one replacement tree to the front of the site along with a schedule of size, species, positions, density and times of planting;
- cultivation details including operations required to establish new planting;
- details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.

The landscaping works shall be undertaken in accordance with the approved plans no later than the end of the full planting season following the first occupation of the development.

**Reason:** In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area, in accordance with Policy DM3 of the Development Management policies of the Adopted Core Strategy, 2009.

- 4      **Before the development commences on site, details of the existing and proposed ground levels of the development in relation to any adjacent house and/or road shall have been submitted to and approved in writing by the Local Planning Authority. Such details must be sufficient to clearly identify the completed height of the development in relation to the adjacent development.**

**Reason:** To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas in accordance with Policy DM3 of the Development Management policies of the Adopted Core Strategy, 2009.

- 5      The four parking bays and visitor parking bay shall measure 2.4m x 4.8m each.

**Reason:** For the avoidance of doubt, and to provide adequate on site parking provision in accordance with Policy DM3 of the Development Management policies of the Adopted Core Strategy, 2009.

- 6      **Before the premises are occupied all on site vehicular areas shall be surfaced in a stable and durable manner in accordance with details to be approved in writing by the Local Planning Authority and the parking bays shall be demarcated. Arrangements shall be made for surface water drainage from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system.**

**Reason:** To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits in accordance with Policy DM3 of the Development Management policies of the Adopted Core Strategy, 2009.

- 7      **The development shall not be brought into use until a turning space for**

**vehicles has been constructed within the curtilage of the site in a manner to be approved in writing by the Local Planning Authority and thereafter kept clear of obstruction.**

**Reason: To enable vehicles to draw off, park and turn outside of the highway limits thereby avoiding the reversing of vehicles on to the highway in accordance with Policy DM3 of the Development Management policies of the Adopted Core Strategy, 2009.**

- 8 Before development begins, a scheme for the secure and covered parking of cycles on the site (including the internal dimensions of the cycle parking area, stands/brackets to be used and access thereto), calculated at one cycle parking space per bedroom and 2 short stay spaces, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.**

**Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport in accordance with Policy DM3 of the Development Management policies of the Adopted Core Strategy, 2009.**

- 9 Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period. (HC 38)**

**Reason: To ensure adequate off street parking during construction in the interests of road safety in accordance with Policy DM3 of the Development Management policies of the Adopted Core Strategy, 2009.**

- 10 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 works shall be commenced for extensions or alterations, including new windows, and structures within the residential curtilage of the approved new dwelling until detailed plans and elevations which form a valid planning application have been submitted to and approved in writing by the Local Planning Authority.**

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

- 11 All rooflights proposed within the roofs of both dwellings hereby shall have a cill height no less than 1.7 metres above the finished floor level, and the circular brick features on the front elevation of the new dwelling shall at all times be retained with a brick infill (i.e. not utilised as windows).**

**Reason: In order to prevent any direct outlook from rooflights or side facing windows to protect the privacy of neighbouring occupiers in accordance with Policy DM3 of the Development Management policies of the Adopted Core Strategy, 2009.**

- 12 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 2083-01A; 2082-01D;

Reason: For the avoidance of doubt.

### **Reasons for Granting**

The proposal for the erection of a dwelling, and alterations to the existing dwelling would not impact detrimentally upon the character and appearance of the surrounding area or upon the residential amenity of any existing neighbouring properties or future occupiers of the new dwelling. Highway safety would not be affected and the impact on nearby trees is considered to be acceptable. 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 Policies CS1, CS2, CS4, CS5, CS14, DM3 and DM4 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 – A Guide for development (2010) and the Central Bedfordshire Council's Technical Guidance - Design Supplement 1: New Residential Development (2010).

### **Notes to Applicant**

1. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.
2. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".

### **NOTES**

- (1) In advance of the consideration of the application the Committee received representations made under the public participation scheme.
- (2) In advance of the consideration of the application, the Committee were advised of amendments to the text contained within the report as set out in the late sheet appended to these Minutes.