

Item No. 17**SCHEDULE C**

APPLICATION NUMBER CB/11/00393/FULL
LOCATION 9A Silsoe Road, Maulden, Bedford, MK45 2AX
PROPOSAL Pitched roof on garage and creation of room within, external staircase to rear and single storey rear extension

PARISH Maulden
WARD Maulden and Clophill
WARD COUNCILLORS Cllr Angela Barker & Cllr Howard Lockey
CASE OFFICER Annabel Gammell
DATE REGISTERED 15 February 2011
EXPIRY DATE 12 April 2011
APPLICANT Mr & Mrs Jamieson
AGENT Lee Butler MRICS
REASON FOR COMMITTEE TO DETERMINE The applicant is Councillor Jamieson

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 291219/A, 1743/4D, 291210, CBC/001.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed first floor side extension to create room over existing garage, single storey rear extension and external staircase on this residential dwelling would not detrimentally impact upon the character or appearance of the surrounding area and there would be no significant impact upon any 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), East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policy DM3 of the Core Strategy and Development Management Policies, November 2009. It is further in conformity with the Central Bedfordshire Supplementary Technical Guidance "Design in Central Bedfordshire, A Guide for Development."

Notes to Applicant

1. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.