

Item No. 13**SCHEDULE C**

APPLICATION NUMBER CB/11/00972/FULL
LOCATION 165 Holme Court Avenue, Biggleswade, SG18 8PB
PROPOSAL Two storey side extension
PARISH Biggleswade
WARD Biggleswade
WARD COUNCILLORS Cllrs Jones, Lawrence, Lawrence & Vickers
CASE OFFICER Annabel Gammell
DATE REGISTERED 21 March 2011
EXPIRY DATE 16 May 2011
APPLICANT Mrs R Crisp
AGENT
REASON FOR COMMITTEE TO DETERMINE The applicant is employed by 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 first floor windows in the north facing 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 fixed shut up to a height of 1.7 metres above the finished floor level. No further windows or other openings shall be formed in the first floor of this elevation, unless otherwise agreed in writing by the Local Planning Authority.

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

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans,

numbers CBC/001, P.001, P.002.

Reason: For the avoidance of doubt.

Reasons for Granting

The two storey side extension of 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.

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 consultation received from Biggleswade Town Council who had no objections to the application.