

Item No. 11**SCHEDULE B**

APPLICATION NUMBER CB/11/01523/FULL
LOCATION Woodlands, 55A Woburn Street, Ampthill, Bedford, MK45 2HX
PROPOSAL Remodelling of dwelling comprising two storey front extension, two storey rear extension and new windows and doors. Increase in roof height. Single storey side and rear extension. Replacement garage.
PARISH Ampthill
WARD Ampthill
WARD COUNCILLORS Cllrs Duckett, Blair & Smith
CASE OFFICER Annabel Gammell
DATE REGISTERED 22 April 2011
EXPIRY DATE 17 June 2011
APPLICANT Mr & Mrs Bryant
AGENT Aragon Land & Planning UK LLP
REASON FOR COMMITTEE TO DETERMINE Councillor Smith requested the application be determined by Development Management Committee, due to impact upon street scene.

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 Prior to commencement a scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls, windows, doors and roof, samples should be provided. The development shall be carried out in accordance with the approved scheme.

Reason: To protect the visual amenities of the adjacent Listed buildings and of the Ampthill Conservation Area.
- 3 Prior to the first occupation of the building the 1st and 2nd floor windows in the east and west facing elevations of the development hereby permitted shall be fitted with obscured glass of a type to substantially restrict vision through it at all times. No further windows or other openings shall be formed in the elevation.

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

- 4 Before development commences a scheme for the provision of 4 on site usable car parking spaces shall be submitted to and approved by the Local Planning Authority and the approved scheme shall be implemented before the development (front and rear extension) is brought into use.

Reason: To minimise the potential for on street parking and thereby safeguard the interest of the safety and convenience of road users.

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1464/10/1, 1464/10/2, 1464/10/3, 1464/10/4, 1464/10/5B, 1464/10/6B, 1464/10/7.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed extensions and alterations to this residential property would, preserve the Amphill Conservation Area, and the adjacent Listed Buildings, it would not have a negative impact upon the general character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its site, design and location, is in conformity with Policies, DM13, CS15 and DM3 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 1 (2005), Planning Policy Statement 5 (2010), Regional policies in the East of England Plan (May 2008) and the Milton Keynes and South Midlands Sub-Regional Strategy (March 2005). It is in further conformity with technical guidance, Design in Central Bedfordshire, a Guide for Development.

NOTES

(1) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.