

Item No. 13**SCHEDULE**

APPLICATION NUMBER	CB/11/01517/FULL
LOCATION	Keepers Cottage, Beadlow, Shefford, SG17 5PH
PROPOSAL	Removal of existing extensions. New two storey side extension and replacement single storey extension to north elevation
PARISH	Campton/Chicksands
WARD	Shefford
WARD COUNCILLORS	Cllrs Birt & Brown
CASE OFFICER	Dee Walker
DATE REGISTERED	26 April 2011
EXPIRY DATE	21 June 2011
APPLICANT	Mr & Mrs Garner
AGENT	Louise Bastable Architects
REASON FOR COMMITTEE TO DETERMINE	Agent is related to Cllr Bastable
RECOMMENDED DECISION	Full Application - Granted

RECOMMENDATION

APPROVE Planning Permission for the application set out above subject to the following condition(s):

- 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 The materials to be used for the external walls and roof shall accord with the details set out on the approved plan PL-1005-07 unless otherwise agreed in writing by the Local Planning Authority.

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 PL-1005-01, PL-1005-02, PL-1005-03, PL-1005-04, PL-1005-05,

PL-1005-06, PL-1005-07, PL-1005-08, PL-1005-09.

Reason: For the avoidance of doubt.

Reasons for Granting

In conclusion, the scheme by reason of its site, design and location would not harm the character and appearance of the area or have an adverse impact on the residential amenity of neighbouring properties. As such the proposal is in conformity with Policy DM3 of the Central Bedfordshire Adopted Core Strategy and Development Management Policies 2009; Planning Policy Statement 1 (2005), Planning Policy Statement 3 (2010) and Planning Policy Statement 7 (2007). It is further in conformity with the Design in Central Bedfordshire: A Guide for Development - *Design Supplement 4: Residential Alterations and Extensions* (2009). It is therefore considered **acceptable** and that planning permission should be granted subject to conditions.