

Item No. 11**SCHEDULE B**

APPLICATION NUMBER	CB/11/02433/FULL
LOCATION	146 Castle Hill Road, Totternhoe, Dunstable, LU6 1QG
PROPOSAL	Single storey side extension and loft conversion which incorporates 2 front dormers and a side bay window.
PARISH	Totternhoe
WARD	Eaton Bray
WARD COUNCILLORS	Cllr Mrs Mustoe
CASE OFFICER	Nicola McPhee
DATE REGISTERED	14 July 2011
EXPIRY DATE	08 September 2011
APPLICANT	Mr & Mrs Gajewski
AGENT	SKETCH3D Design & Drafting
REASON FOR COMMITTEE TO DETERMINE	Ward Councillor call-in as property already considerably enlarged; development out of character with cottage; and porch would block right of way for caravans to enter registered site to rear.
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be GRANTED subject to the following:

- 1 The development shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 New external facing materials shall match those of the existing building as closely as possible.

Reason: To ensure that the development is in keeping with the existing building.
(Policies BE8 & H8 S.B.L.P.R).
- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 11025-10, 11025-20, 11025-90, 11025-100, 11025-70, 11025-80, 11025-110, 11025-111, 11025-61, 11025-62, 11025-112, 11025-113, 11025-30, 11025-40, 11025-50 & 11025-60.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed development would not result in a disproportionate addition to a Green Belt property and would not have a detrimental impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and therefore by reason of its size and design is in conformity with; Policies BE8 & H13 of the South Bedfordshire Local Plan Review 2004, Policy ENV 7 in the East of England Plan (May 2008) and Planning Policy Statement 1 (2005), Planning Policy Statement 3 (2006), Planning Policy Statement 2 (1995) and it is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010.

Notes to Applicant

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

East of England Plan (May 2008)

ENV7 - Quality in the Built Environment

Milton Keynes and South Midlands Sub-Regional Strategy

None

Bedfordshire Structure Plan 2011

None

South Bedfordshire Local Plan Review

BE8 - Design Considerations

H13 - Extensions in the Green Belt

2. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

NOTES

- (1) In advance of the consideration of the application the Committee were advised of an update regarding archaeology as set out in the Late Sheet appended to these Minutes.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.