

Item No. 10**SCHEDULE B**

APPLICATION NUMBER CB/12/00570/FULL
LOCATION 1 Brook End, Hatch, Sandy, SG19 1PP
PROPOSAL Erection of detached outbuilding to include garage, games room and conservatory. Previously approved under 07/01253/Full dated 31/08/07.

PARISH Sandy
WARD Sandy
WARD COUNCILLORS Cllrs Aldis, Maudlin & Sheppard
CASE OFFICER Nicola Stevens
DATE REGISTERED 15 February 2012
EXPIRY DATE 11 April 2012
APPLICANT Mr Tony Swift
AGENT
REASON FOR COMMITTEE TO DETERMINE Inappropriate size of development in the open countryside.

RECOMMENDED DECISION Full Application - Granted

Recommendation

That Planning Permission be Approved 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 building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 1 Brook End, Hatch, Beds and it shall not be occupied as a separate independent dwelling.

Reason: The ancillary accommodation created by the development is not suitable, because of the circumstances of the site, to be used as a separate, independent residential unit, and in order to comply with the Council's

Planning Obligation Strategy.

- 4 Before the building is occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the premises.

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [CBC/001, CBC/002, R.S.1.P001].

Reason: For the avoidance of doubt.

Reasons for Granting

The proposal would not have a negative impact on the 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 CS14, DM3 and DM4 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 1 (Delivering Sustainable Development) and Planning Policy Statement 3 (Housing), PPS7 (Sustainable Development in rural area). It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, Adopted 2010.

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.

NOTE

In advance of the consideration of the application the Committee were advised of additional consultation/publicity responses. The Applicant had confirmed that the description could be amended as referred to under Section 4.

The Internal Drainage Board had responded to say that it was not clear with the method of Storm Water Disposal to be employed, they subsequently suggested that a suitably worded condition should be attached. However as the site was outside the floodplain and surface water drainage was covered by separate legislation it was not considered that a condition was necessary in this instance. A note to the Applicant should be attached to inform the applicant of the Internal Drainage Board comments.