

## Item No. 18

<b>APPLICATION NUMBER</b>	<b>CB/12/00624/FULL</b>
<b>LOCATION</b>	<b>Fairfield, Hillside Road, Leighton Buzzard, LU7 3BU</b>
<b>PROPOSAL</b>	<b>Proposed extension to form new ground floor accomodation, new first floor bathroom and bedroom.</b>
<b>PARISH</b>	<b>Leighton-Linslade</b>
<b>WARD</b>	<b>Leighton Buzzard North</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Johnstone, Shadbolt &amp; Spurr</b>
<b>CASE OFFICER</b>	<b>Nicola McPhee</b>
<b>DATE REGISTERED</b>	<b>23 February 2012</b>
<b>EXPIRY DATE</b>	<b>19 April 2012</b>
<b>APPLICANT</b>	<b>Mr &amp; Mrs Whittemore</b>
<b>AGENT</b>	<b>G Beamish Architect</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called in by Councillor R Johnstone</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### 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 **Before the development is first occupied, three off-street parking spaces shall be provided and constructed. The spaces shall be kept available for purpose thereafter.**

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

- 3 The window serving the first floor hallway shown on Drawing No. AD03 shall be permanently glazed with obscured glass.

Reason: To protect the privacy of the occupiers of adjoining properties. (Policies BE8 & H8, S.B.L.P.R).

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AD01, AD02C, AD03 & AD04.

Reason: For the avoidance of doubt.

## **Reasons for Granting**

The proposal would not have a detrimental 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 Policy ENV7 in the East of England Plan (May 2008), Policies BE8 and H8 of the South Bedfordshire Local Plan Review 2004 and the National Planning Policy Framework. 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 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) and National Planning Policy Framework (2012).
  
2. 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 email sent from the occupier of 'Medway' adjacent to the application site.
  
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.