

Item No. 12

APPLICATION NUMBER	CB/12/01160/FULL
LOCATION	Hambleton, Dunstable Road, Studham, Dunstable, LU6 2QJ
PROPOSAL	Erection of two storey side extension, porch extension and first floor side gable extension.
PARISH	Studham
WARD	Caddington
WARD COUNCILLORS	Cllrs Mrs Gammons & Stay
CASE OFFICER	Nicola McPhee
DATE REGISTERED	23 March 2012
EXPIRY DATE	18 May 2012
APPLICANT	Mr & Mrs Hadland
AGENT	A. P Whiteley Consultants Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Richard Stay, stating that he is of the view that there are very special circumstances pertaining to this application and that the planning authority have inappropriately interpreted the guidelines for extensions.
RECOMMENDED DECISION	Full Application - Refused

Recommendation

That the application be delegated to the Head of Development Management to approve the application, 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 & H8S.B.L.P.R).

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions to the dwelling shall be carried out without the grant of further specific permission from the Local Planning Authority.

Reason: To control the external appearance of the dwelling in the interests of the amenities of the area and the openness of the Green Belt. (Policies BE8 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 HAD/21201/SIDEPLANNINGNEWD.

Reason: For the avoidance of doubt.

Notes to the 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).
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.

Reasons for Granting:

The Development Management Committee determined that having regard to the existing extant planning permission reference SB/TP/09/05723 and to the small size, siting and design of the additional extension and to the location of the property, the development would not have any further impact upon the openness of the Green Belt and would thereby be in conformity with Policy H13 of the South Bedfordshire Local Plan Review and the National Planning Framework.

NOTES

(1) In advance of the consideration of the application the Committee were advised of additional comments.

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