

Item No. 15

APPLICATION NUMBER	CB/12/00914/FULL
LOCATION	Hatch Farm, Hatch Common, Hatch, Sandy, SG19 1PS
PROPOSAL	Single storey side extension
PARISH	Northhill
WARD	Northhill
WARD COUNCILLORS	Cllr Mrs Turner
CASE OFFICER	Nicola Stevens
DATE REGISTERED	19 March 2012
EXPIRY DATE	14 May 2012
APPLICANT	Mr Maudlin
AGENT	Richard Beaty, Building Design Ltd
REASON FOR COMMITTEE TO DETERMINE	The applicant is related to a Central Bedfordshire councillor.

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 Development shall be implemented in accordance with the details set out in the Flood Risk Assessment.

Reason: To ensure that adequate surface water drainage is provided and that existing and future land drainage needs are protected.

- 4 The development hereby permitted shall not be carried out except in

complete accordance with the details shown on the submitted plans, numbers [12.02.OSmap, 12.02.02, FRA].

Reason: For the avoidance of doubt.

Reasons for Granting

The proposal would not have a negative impact on the character or appearance 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, DM4 and DM3 of the Core Strategy and Management Policies, November 2009; National Planning Policy Framework (March 2012); Regional policies in the East of England Plan (May 2008) and the Milton Keynes and South Midlands Sub-Regional Strategy (March 2005). It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010.

Notes to Applicant

- . You are advised to note the comments of the Internal Drainage Board as set out in the enclosed letter.