

## Item No. 16

<b>APPLICATION NUMBER</b>	<b>CB/12/00756/FULL</b>
<b>LOCATION</b>	<b>35 Potton Road, Everton, Sandy, SG19 2LE</b>
<b>PROPOSAL</b>	<b>Two storey front, side and rear extension, porch to front, plus erection of detached garage to rear of rear garden</b>
<b>PARISH</b>	<b>Everton</b>
<b>WARD</b>	<b>Potton</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Mrs Gurney &amp; Zerny</b>
<b>CASE OFFICER</b>	<b>Clare Golden</b>
<b>DATE REGISTERED</b>	<b>01 March 2012</b>
<b>EXPIRY DATE</b>	<b>26 April 2012</b>
<b>APPLICANT</b>	<b>Mr Barua</b>
<b>AGENT</b>	<b>JPT Design Consultants</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr Gurney has called the application to Committee on the grounds of adverse impact on the character and appearance of the area and neighbour amenity, including the adjacent School grounds</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### Recommendation

That Planning Permission be **Granted 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, as outlined on the application forms. The rear extensions shall be finished in cream or white painted render as outlined on the application drawing.

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 Prior to the first occupation of the building, the first floor and second floor bathroom windows in the north, rear elevation of the development hereby permitted shall be fitted with obscured glass of a type to substantially restrict vision through it at all times where the window height is less than 1.7metres above the floor level in the room where the window is installed. No further

windows or other openings shall be formed in the elevation.

Reason: To safeguard the amenities of occupiers of adjoining properties.

- 4 The foundation structure of the two storey side extension hereby approved shall be of a block and groundbeam method of construction along the west foundation, and the existing garage foundations along this boundary shall be retained at just below ground level. Block and groundbeam foundations shall also be used for the west side of the garage hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of the Lime and Birch along the west boundary, and in particular to avoid unnecessary damage to their root systems.

- 5 The garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 35 Potton Road, Everton, and it shall not be used for any business purposes or living accommodation.

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 or business unit, and in order to comply with the Council's Planning Obligation Strategy.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: JPT/DB/0212/001 Rev A; JPT/DB/0212/002 Rev A.

Reason: For the avoidance of doubt.

### **Reasons for Granting**

The proposed two storey side extension, 2.5 storey rear and single storey rear extensions, front porch and outbuilding, would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties. The proposal is acceptable in terms of highway safety therefore by reason of its site, design and location, is in conformity with Policy DM3 of the Core Strategy and Management Policies, November 2009, and the National Planning Policy Framework, Adopted 2012, in particular, paragraph 56 relating to good design. It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010.

### **NOTES**

In advance of the application the Committee received representations made under the Public Participation Scheme.