

## Item No. 26

<b>APPLICATION NUMBER</b>	<b>CB/12/01007/FULL</b>
<b>LOCATION</b>	<b>Land at 3 Olivers Lane, Stotfold, Hitchin, SG5 4DH</b>
<b>PROPOSAL</b>	<b>Erection of 3 bedroom dwelling</b>
<b>PARISH</b>	<b>Stotfold</b>
<b>WARD</b>	<b>Stotfold &amp; Langford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Clarke, Saunders &amp; Saunders</b>
<b>CASE OFFICER</b>	<b>Mark Spragg</b>
<b>DATE REGISTERED</b>	<b>14 March 2012</b>
<b>EXPIRY DATE</b>	<b>09 May 2012</b>
<b>APPLICANT</b>	<b>DPS Prestige Developments Ltd</b>
<b>AGENT</b>	<b>G C Planning Partnership Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called in by Cllr Brian Saunders on the basis of the objection reasons made by the Town Council (overdevelopment, design, footpath safety, overlooking)</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### RECOMMENDATION

APPROVE Planning Permission subject to the following condition:

- 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 A scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.

Reason: To protect the visual amenities of the building and of the area generally.

- 3 **Prior to the development hereby approved commencing on site details of the final ground and slab levels of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

**Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas.**

- 4 **A scheme shall be submitted for written approval by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the building is occupied, in accordance with a timescale agreed in writing with the Local Planning Authority.**

**Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.**

- 5 **Before the development commences a triangular vision splay shall be provided on each side of the access of no. 3 Olivers Lane and shall measure 1.8m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.8, measured into the site at right angles to the same line along the side of the new access drive. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.**

**Reason: To provide adequate visibility between the existing highway and the access, and to make the access safe and convenient for the traffic which is likely to use it.**

- 6 **Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to be agreed in writing by the Local Planning Authority. 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 or into the main drainage system.**

**Reason: In order to minimise the impact on highway safety.**

- 7 **The development shall not be brought into use until a turning space suitable for service/delivery/ambulance sized vehicles has been constructed within the curtilage of the site in a manner to be approved in writing by the Local Planning Authority.**

**Reason: To enable vehicles to draw off, park and turn outside of the highway limits thereby avoiding the reversing of vehicles into the public highway.**

- 8 **Development shall not commence until a scheme detailing access provision to and from the site for construction traffic, which details shall show what arrangements will be made for restricting such vehicles to approved points of access and egress has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be operated throughout the period of construction work.**

**Reason: To ensure the safe operation of the surrounding road network in the interests of road safety.**

- 9 **Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.**

**Reason: To ensure adequate off street parking during construction in the interests of road safety.**

- 10 The velux windows in the south east facing elevation shall be fitted with obscure glazing where the window height is less than 1.7m above the floor level in the room where the window is installed.

Reason: In the interests of neighbouring amenity.

- 11 Notwithstanding any provision of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking or re-enacting that Order with or without modification) no works shall be commenced for the extension of the building hereby approved nor any material alteration of their external appearance including any further windows until detailed plans and elevations have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of occupiers of neighbouring properties and on the basis that the infrastructure contributions are based on a 3 bedroom dwelling.

- 12 The garage hereby permitted shall be kept available for the parking of motor vehicles at all times. The garage shall be used solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose and permanently retained as such thereafter.

Reason: To ensure adequate parking within the site, in the interests of highway safety.

- 13 **Before development begins, a landscaping scheme to include any hard surfaces shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.**

**Reason: To ensure a satisfactory standard of landscaping.**

- 14 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [SC/02-P1, SC/01-P4].

Reason: For the avoidance of doubt.

### **Reasons for Granting**

The proposed development is considered acceptable in form, design and scale and would not cause harm to the amenities of neighbouring properties or to highway safety. As such the proposal is in conformity with the National Planning Policy Framework and policies CS1, CS2, DM3 and DM4 of the Central Bedfordshire Adopted Core Strategy and Development Management Policies 2009; A Guide for Development - *Design Supplement 1: New Residential Development* (2009). The proposal is therefore acceptable and planning permission should be granted subject to conditions.

### **Notes to Applicant**

1. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Technology House, 239 Ampthill Road, Bedford MK42 9BD.
2. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.
3. Care should be taken when moving rubble piles within the site to prevent any harm to animals that may be sheltering. Removal of any trees within the site should be avoided during the nesting season (March to August inclusive)
4. 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 that the Appeal decision was attached to the Committee report.

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