Item No. 11

APPLICATION NUMBER LOCATION PROPOSAL PARISH WARD WARD COUNCILLORS CASE OFFICER DATE REGISTERED EXPIRY DATE APPLICANT AGENT REASON FOR	CB/12/02254/FULL 4 New Road, Clifton, Shefford, SG17 5JH New conservatory to the rear Clifton Arlesey ClIrs Dalgarno, Drinkwater & Wenham Amy Lack 22 June 2012 17 August 2012 Mr S Joynes
	Applicant is employee of Central Bedfordshire Council

RECOMMENDED DECISION

Full Application - Granted

Recommendation

That Planning Permission be approved 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 All external brickwork and mortar used in the construction of the development hereby approved shall match as closely as possible in colour, type and texture, that of the existing building.

Reason: To safeguard the appearance of the completed development to match/complement the existing building and to protect and enhance the character and appearance of the surrounding conservation area.

3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [NRC/SJ/01; NRC/SJ/02; NRC/SJ/03].

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed single storey conservatory extension to the rear of 4 New Road, Clifton is appropriate in scale and design to the host dwelling it will extend and the character and context of the surrounding Conservation Area. It will not unduly impact upon the residential amenity currently enjoyed by neighbouring properties. By virtue of the siting, design, scale and mass of the proposal it is considered acceptable and in accordance with policies CS14, CS15, DM3 DM4 and DM13 of the Core Strategy and Development Management Policies (2009), Central Government Guidance contained within the National Planning Policy Framework (2012) in particular, with respect to Requiring good design and Conserving and enhancing the historic environment, and with supplementary planning guidance in the form of Central Bedfordshire Council's Technical Guidance - Design Supplement 4: Residential Alterations and Extensions and Design Supplement 5: The Historic Environment (2010).

Notes to Applicant