

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