

## Item No. 7

<b>APPLICATION NUMBER</b>	<b>CB/12/04400/FULL</b>
<b>LOCATION</b>	<b>9 and 10 Osprey Road, Flitwick, Bedford, MK45 1RU</b>
<b>PROPOSAL</b>	<b>Single storey rear extension to 9 and 10 Osprey Road.</b>
<b>PARISH</b>	<b>Flitwick</b>
<b>WARD</b>	<b>Flitwick</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Mrs Chapman, Gomm &amp; Turner</b>
<b>CASE OFFICER</b>	<b>Heidi Antrobus</b>
<b>DATE REGISTERED</b>	<b>17 December 2012</b>
<b>EXPIRY DATE</b>	<b>11 February 2013</b>
<b>APPLICANT</b>	<b>Mr P Thornhill and Mr M Fensome</b>
<b>AGENT</b>	<b>Mr N Clifton</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>One of the applicants is an employee of the Council</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### Recommendation

That Planning Permission be granted subject to the following:

### Reasons for Granting

The proposed single storey rear extension is considered to be in keeping with the existing properties of No 9 and No 10 Osprey Road and the surrounding area. The proposal would not result in any significant harm to the appearance of the area and would not harm the residential amenity of any neighbouring residential properties. The proposal therefore complies with the National Planning Policy Framework (2012), Policies DM3 and DM4 of the Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document (2009). It also complies with the requirements of the Central Bedfordshire Council's Supplementary Guidance - Design Supplement 4: Residential Alterations and Extensions (2010).

- 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 Mature Lime tree in the south west corner of 10 Osprey Road to be protected throughout construction by the use of Heras type fencing or similar at a distance at 12 x diameter at breast height, as detailed in BS 5837 2012 Section 4.6.

Reason : To ensure the ongoing health and longevity of this mature and protected tree.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 0029-PL-001, 0029-PL-002, 0029-PL-003, 0029-PL-004, 0029-PL-005, 0029-PL-006, 0029-PL-007.

Reason: For the avoidance of doubt.

### **Notes to Applicant**

1. 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.

### **NOTE**

The Committee were advised that Flitwick Town Council had responded to the consultation exercise indicating their support for the application.