

Item No. 18

APPLICATION NUMBER CB/12/04140/FULL
LOCATION 16 Ickwell Green, Ickwell, Biggleswade, SG18 9EE
PROPOSAL Single storey rear extension to garage
PARISH Northill
WARD Northill
WARD COUNCILLORS Cllr Mrs Turner
CASE OFFICER Mark Spragg
DATE REGISTERED 22 November 2012
EXPIRY DATE 17 January 2013
APPLICANT Mr Turner
AGENT Richard Beaty (Building Design) Ltd
REASON FOR COMMITTEE TO DETERMINE The applicant is the son of Cllr Turner.

RECOMMENDED DECISION Full Application - Granted

Recommendation

That Planning Permission be granted subject to the following conditions:

- 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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 11.50.03, 11.50. OSmap.

Reason: For the avoidance of doubt.

Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

Reasons for Granting

The proposed garage extension would not have a negative impact on the character of the conservation area or setting of the listed building. There would be no adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety. Therefore by reason of its size, design and location, the proposal is in conformity with Policies CS14, CS15, DM3 and DM13 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework, 2012. It is further in conformity with the Supplementary Planning Document: Design in Central Bedfordshire: A Guide for Development, 2010.

Notes to Applicant