

Item No. 12

APPLICATION NUMBER	CB/13/00359/FULL
LOCATION	27 High Street, Blunham, Bedford, MK44 3NL
PROPOSAL	Single storey side and rear extensions, enlargement of front dormer, and new driveway
PARISH	Blunham
WARD	Sandy
WARD COUNCILLORS	Cllrs Aldis, Maudlin & Sheppard
CASE OFFICER	Lauren Westley
DATE REGISTERED	20 February 2013
EXPIRY DATE	17 April 2013
APPLICANT	Mr Smith
AGENT	RGKC Design
REASON FOR COMMITTEE TO DETERMINE	Applicant is an employee of Central Bedfordshire Council
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be GRANTED subject to the following:

- 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 and the visual amenities of the locality, in accordance with policies CS14 and DM3 of the Core Strategy and Development Management Policies.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be inserted into north facing elevation of the proposed extension.

Reason: To protect the amenity of neighbouring residents, in accordance with policy CS14 and DM3 of the Core Strategy and Development

Management Policies.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001, CBC/002, CBC/003, 01/13/A, 02/13/B, 03/13/C.

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. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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 proposal, by way of its size, design and location, would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties, as such it is in accordance with the objectives of the National Planning Policy Framework (2012), policies CS14, DM3 and DM4 of the Core Strategy and Development Management Policies (2009), and the technical guidance Design in Central Bedfordshire - A Guide for Development (2010).

Notes to Applicant

NOTE

In advance of the consideration of the application the Committee were advised of two neighbour objections and a response from the Highways Officer stating that there should not be a restriction to the granting of permission to the application.