

Item No. 20

APPLICATION NUMBER	CB/13/00664/FULL
LOCATION	20 The Maltings, Leighton Buzzard, LU7 4BS
PROPOSAL	Erection of two storey rear extension (resubmission of CB/13/00098/FULL)
PARISH	Leighton-Linslade
WARD	Leighton Buzzard South
WARD COUNCILLORS	Cllrs Berry, Bowater & Dodwell
CASE OFFICER	Debbie Willcox
DATE REGISTERED	22 February 2013
EXPIRY DATE	19 April 2013
APPLICANT	Mrs C Lake
AGENT	Mr B Johnson
REASON FOR COMMITTEE TO DETERMINE	Call-in by Councillor Amanda Dodwell on the following grounds: <ul style="list-style-type: none">• that the current property is overbearing and the extension will make it even more so• that the extension will also lead to loss of light / amenity for neighbouring properties
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be GRANTED 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 The external finish of the walls and roofing materials to be used for the extension shall match that of the existing building as closely as possible.

Reason: To ensure that the development is in keeping with the existing building.
(Policies BE8 & H8, SBLPR and Policy 43, DSCB).

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers BJ/CL/1, BJ/CL/3, CBC/001, CBC/002.

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 early engagement with the applicant at the pre-application stage 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 proposed part two storey, part single storey rear extension, by reason of its siting, scale and design would complement and harmonise with the local surroundings and would not result in an unacceptable loss of light or overshadowing or appear unacceptably overbearing, or be prejudicial to highway safety as considered by policies BE8, H8 & T10 of the South Bedfordshire Local Plan Review 2004; policies 27 and 43 of the emerging Development Strategy for Central Bedfordshire and having regard to the National Planning Policy Framework (2012). The extension is further in conformity with the technical guidance Design in Central Bedfordshire, Residential Extensions 2010.

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.
2. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
3. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.
4. The Buckingham & River Ouzel Internal Drainage Board advise that it is essential that ground conditions be investigated and if found satisfactory, the soakaways constructed in accordance with the latest Building Research Establishment Digest 365.

NOTES

- (1) In advance of the consideration of the application the committee were advised that Leighton Linlade Town Council had no objections to the scheme.
- (2) In advance of the application the Committee received representations made under the Public Participation Scheme.