Item No. 9

APPLICATION NUMBER CB/13/00920/FULL

LOCATION 2 Milebush, Linslade, Leighton Buzzard, LU7 2UB PROPOSAL Two storey side extension and room over garage

PARISH Leighton-Linslade

WARD Linslade

WARD COUNCILLORS Cllrs Hopkin, Janes & Warren

CASE OFFICER
Debbie Willcox
12 March 2013
EXPIRY DATE
APPLICANT
AGENT
Debbie Willcox
12 March 2013
Mrs Lynne Knott
Mr lan Johnson

REASON FOR

COMMITTEE TO The agent is an officer of the Council

DETERMINE

RECOMMENDED

DECISION Full Application - Approval

Recommended Reasons for Granting

The proposed two storey side extension and front dormer window, by reason of their siting, scale and design would complement and harmonise with the local surroundings and would not result in a loss of light or overshadowing 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). They are further in conformity with the technical guidance Design in Central Bedfordshire, Residential Extensions 2010 and Appendix F of the Local Transport Plan.

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.

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 S.B.L.P.R & Policy 43 D.S.C.B).

3 The development hereby permitted shall not be carried out except in

complete accordance with the details shown on the submitted plans, numbers 1, 2, 3, 4, 5, 6, 7, 8, 9.

Reason: For the avoidance of doubt.

Notes to Applicant

- 1. 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).
- 2. 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.

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.

NOTES

In advance of the consideration of the application the Committee were advised that Leighton Linslade Town Council had no objections. No additional responses had been received from the public consultation.