

Item No. 9

APPLICATION NUMBER	CB/13/00810/FULL
LOCATION	4A Moor End Lane, Eaton Bray, Dunstable, LU6 2HW
PROPOSAL	Two storey side extension (Resubmission 12/04505)
PARISH	Eaton Bray
WARD	Eaton Bray
WARD COUNCILLORS	Cllr Mrs Mustoe
CASE OFFICER	Vicki Davies
DATE REGISTERED	22 March 2013
EXPIRY DATE	17 May 2013
APPLICANT	Mr A Barber
REASON FOR COMMITTEE TO DETERMINE	Called-in by Cllr Mrs Mustoe for the following reasons: 1. Overdevelopment. 2. Not in keeping with the character of surrounding buildings. 3. Increase of traffic problems in very narrow lane. 4. Lack of parking areas so turning point would be used for parking. 5. Lack of light to adjoining properties.
RECOMMENDED DECISION	Full Application - Approval

Recommended Reasons for Granting

The proposed development would not detrimentally impact upon the character and appearance of the Area of Special Character or wider streetscene nor would there be any adverse impact on the amenities of neighbouring residents. The proposal would not result in any highway, parking or other issues. The scheme by reason of its siting and design is in conformity with Policies GB3, BE6, BE8, H8 and T10 of the South Bedfordshire Local Plan Review 2004, Policies 3, 4, 27 and 43 of the emerging Development Strategy for Central Bedfordshire and the National Planning Policy Framework. It is further in conformity with the technical guidance Design in Central Bedfordshire, A Guide for Development (2010).

Recommendation

That the planning application be APPROVED subject to the following:

RECOMMENDED 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 the existing building and the visual amenities of the locality.

(Policies BE8 & H8 SBLPR and policy 43 DSCB).

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) the opening in the front elevation of the car port shall be retained and shall not be enclosed or infilled without the express permission of the Local Planning Authority and the car port accommodation on the site shall not be used for any purpose, other than as car port accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To ensure that parked vehicles do not adversely affect the safety and convenience of road users by causing obstruction and by overhanging the adjoining public highway and to retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users.

(Policy T10 SBLPR and policy 27 DSCB).

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AJB/12/60B.

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.
3. 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.

In the event that ground conditions are found not to be suitable for soakaway drainage, any direct discharge to the nearby watercourse will require the Board's prior consent. Please contact the Internal Drainage Board at Cambridge House, Cambridge Road, Bedford MK42 OLH – Telephone (01234 354396) – E-mail contact@idbs.org.uk

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

It is recommended that planning permission be 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.

[Note: In advance of consideration of the Application the Committee were advised of additional consultation from the Buckingham and River Ouzel Internal Drainage Board, which dealt with soakaways. Officers determined that an informative would sufficiently cover the IDB's concerns.]