

Item No. 12

APPLICATION NUMBER CB/13/00723/FULL
LOCATION 31 - 35 Cambridge Road, Sandy, SG19 1JF
PROPOSAL Erection of a new four bedroomed detached dwelling with the access from Malaunay Place.

PARISH Sandy
WARD Sandy
WARD COUNCILLORS Cllrs Aldis, Maudlin & Sheppard
CASE OFFICER Mark Spragg
DATE REGISTERED 13 March 2013
EXPIRY DATE 08 May 2013
APPLICANT Miss R Hooker & Miss N Owens
AGENT Sanctuary Design Ltd
REASON FOR COMMITTEE TO DETERMINE Request by Councillor Aldis. Due to the size of the dwelling, constrained nature of the plot and the cramped form of development.

RECOMMENDED DECISION Full Application - APPROVAL

Recommended reasons for granting

The proposed development would not result in any significant harm to the character and appearance of the area, or the residential amenity of any neighbouring properties and is acceptable in terms of highway safety. The proposal therefore complies with the objectives of the National Planning Policy Framework (2012) and Policies CS1, CS2, CS14, DM3, DM4, and DM15 of Central Bedfordshire Core Strategy and Development Management Policies Document (2009). It also complies with the objectives of the Central Bedfordshire Council's Technical Guidance: Design in Central Bedfordshire (2010).

Recommendation

That Planning Permission be granted subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 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 **Before development begins and notwithstanding the details submitted with the application, details of the materials to be used for the external walls and roofs of the proposed buildings and surfacing materials for the driveway shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

Reason: To control the appearance of the development.

- 3 **Before development begins, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.**

Reason: To ensure a satisfactory standard of landscaping.

- 4 **Before development begins details of the final ground and slab levels of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas.

- 5 **Development shall not begin until details of the junction of the proposed vehicular access with the highway have been approved by the Local Planning Authority and the dwelling shall not be occupied until the access has been constructed in accordance with the approved details.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises

- 6 Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

- 7 Notwithstanding any provision of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking or re-enacting that Order with or without modification) no works shall be commenced for the extension of the buildings hereby approved nor any material alteration of their external appearance until detailed plans and elevations have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of occupiers of neighbouring properties.

8 The garage hereby approved shall not be used as habitable accommodation.

Reason: In order to ensure the provision of adequate on-site car parking in accordance with the Council's adopted parking standards.

9 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [9061-P01 P2, P02 P2, P03 P2, P04 P1, P05 P1, P06 P1].

Reason: For the avoidance of doubt.

Notes to Applicant

1. If during the course of development a bat roost is found within any trees to be removed then a European Protected Species licence will be required from Natural England.
2. **Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.**

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

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.

[Note:

1. In advance of consideration of the Application the Committee were advised that two further emails had been received objecting:
 - Privacy for No. 4
 - Driveway access and parking become more difficult
 - Access strip of land maintained by owners of No. 9 for 14 years.
 - Right of light
 - Right to open land
 - Built as a small development with no pavements for pedestrians.
 - Environmental impact on the wildlife, including bats.
 - Block paving to be reinstated.]