

Item No. 14

APPLICATION NUMBER CB/12/03287/FULL
LOCATION 6 Shaftesbury Drive, Stotfold, Hitchin, SG5 4FS
PROPOSAL Change of use of store and lobby adjoining detached garage and annexe over detached garage from ancillary residential accommodation to separate self contained residential accommodation. (Retrospective).
PARISH Stotfold
WARD Stotfold & Langford
WARD COUNCILLORS Cllrs Clarke, Saunders & Saunders
CASE OFFICER Mark Spragg
DATE REGISTERED 26 February 2013
EXPIRY DATE 23 April 2013
APPLICANT Mr Watts
AGENT
REASON FOR COMMITTEE TO DETERMINE Request by Cllr Brian Saunders on the basis of the concerns raised by the Town Council

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, DM3 and DM4 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 for the following reasons:

RECOMMENDED CONDITIONS / REASONS

- 1 The self contained accommodation hereby approved shall only be occupied whilst under the ownership and management of the owner(s) of 6 Shaftesbury Drive.

Reason: Due to the relationship of the building to 6 Shaftesbury Drive and the implications for parking and amenity which would result from two unrelated properties. (Policy DM3 of the Core Strategy Development Management Policies)

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [CBC 1, CBC2, CBC 3].

Reason: For the avoidance of doubt.

Notes to Applicant

1. 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.

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

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:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were informed an objection had been received from Fairfield Parish Council and was detailed in the Late Sheet.]