

Item No. 8

APPLICATION NUMBER CB/13/01437/FULL
LOCATION Lark Rise, Mount Pleasant, Aspley Guise, Milton Keynes, MK17 8JW
PROPOSAL Proposed side extension and replacement main roof structure. Including a new lower ground floor level within the extension and living accommodation within the new roof space and solar panels to the rear elevation
PARISH Husborne Crawley
WARD Aspley & Woburn
WARD COUNCILLORS Cllr Wells
CASE OFFICER Sarah Fortune
DATE REGISTERED 10 May 2013
EXPIRY DATE 05 July 2013
APPLICANT Mr & Mrs Wright
AGENT Paul J Elliott Arch. Services
REASON FOR COMMITTEE TO DETERMINE Councillor Call In - Does not consider this overdevelopment and there is another example nearby.

RECOMMENDED DECISION Full Application - Refusal

That the Planning Application be delegated to the Head of Development Management to approve the application subject to the following 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/complement the existing building(s) and the visual amenities of the locality.

3. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan numbers 12037/06/A, 12037/05, 12037/01 and 12037/03/A.

Reason: For the avoidance of doubt.

INFORMATIVES

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. In the Council's view the exceptional health circumstances put forward amount to very special circumstances such as to outweigh the presumption against inappropriate development in the green belt. The applicant was invited to withdraw the application to seek pre-application advice but did not agree to this and the application was considered by the Development Management Committee. The Council has therefore complied with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Managements Procedure) (England)(Amendment No. 2) Order 2012.

[Notes:

1. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of an email from the applicant dated 11 July 2013, regarding the existing and proposed floor areas and proposed ridge height, as detailed in the Late Sheet.]