

## Item No. 13

**APPLICATION NUMBER** CB/13/01922/FULL  
**LOCATION** 1 St Johns Street, Biggleswade, SG18 0BT  
**PROPOSAL** Part first floor extension to the rear and pitched roof to existing single storey rear extension.  
**PARISH** Biggleswade  
**WARD** Biggleswade North  
**WARD COUNCILLORS** Cllrs Jones & Mrs Lawrence  
**CASE OFFICER** Nicola Stevens  
**DATE REGISTERED** 06 June 2013  
**EXPIRY DATE** 01 August 2013  
**APPLICANT** Ms H Turner  
**AGENT** Mrs M Turner  
**REASON FOR COMMITTEE TO DETERMINE** Call in by Cllr Mrs Lawrence on grounds of significant over development of the site and could not be repeated throughout the terrace.

**RECOMMENDED DECISION** Full Application - Approval

### Recommended Reasons for Granting

The proposal would not have a negative impact on the character or appearance of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its site, design and location, is in conformity with Policies CS14, DM3 and DM4 of the Core Strategy and Management Policies, November 2009; National Planning Policy Framework (March 2012). It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010 and Central Bedfordshire Local Transport Plan: Appendix F Parking Strategy (endorsed as interim technical guidance for Development Management purposes 2.10.12).

### Recommendation

That Planning Permission be Approved subject to the following:

### RECOMMENDED CONDITIONS / REASONS

- 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be inserted into the east and west flank elevations of the proposed extension.

Reason: To protect the amenity of neighbouring residents.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [CBC/001, 1 SJS/1, 1 SJS/2, 1 SJS/3, 1 SJS/4, 1 SJS/5, 1 SJS/6 ].

Reason: For the avoidance of doubt.

### **Notes to Applicant**

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](http://www.centralbedfordshire.gov.uk).

### **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.

[Note:

1. Prior to consideration of the application the Committee received representations made under the Public Participation Scheme.]