

Item No. 12

APPLICATION NUMBER	CB/13/01879/FULL
LOCATION	27 Western Way, Sandy, SG19 1DU
PROPOSAL	First floor side extension
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllrs Aldis, Maudlin & Sheppard
CASE OFFICER	Samantha Boyd
DATE REGISTERED	30 May 2013
EXPIRY DATE	25 July 2013
APPLICANT	Mr Oakely
AGENT	Richard Beaty (Building Design) Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr Call in. Cllr Aldis Overbearing impact on the adjacent property which is at right angles to the application site and therefore the proposed extension adversely impacts on the immediate garden area.
RECOMMENDED DECISION	Full Application - Recommended for Approval

Reasons for Recommendation

The first floor side extension would not have a negative impact on the character of the area or a significant adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its size, design and location, the first floor extension is in conformity with Policy DM3 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework. It is further in conformity with the Supplementary Planning Document: Design in Central Bedfordshire: A Guide for Development, 2010.

Recommendation

That Planning Permission be granted subject to the following conditions:

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 and the visual

amenities of the locality.

- 3 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 further window or other opening shall be formed on the side elevation of the building.

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

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 12.25.01, 12.25.02B, 12.25.OSmap.

Reason: For the avoidance of doubt.

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.

Notes:

1. In advance of consideration of the application the Committee were advised of representations contained within the Late Sheet:
 - (a) Sandy Town Council objecting to the proposed development due to loss of amenity in terms of loss of light and overshadowing for properties 25 and 27 Western Way.
 - (b) a letter of support from 29 Western Way
 - (c) an email of objection from 25 Western Way and citing lack of due diligence in the processing of the application by the Planning Office.
 - (d) letter from Mr A Gilpin, Architect which highlighted inaccuracies in the application.
 - (e) email from the applicant's architect, Mr R Beaty replying to Mr Gilpin's letter.
 - (f) a response from the Planning Officer to email from No. 25 Western Way.
2. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.]

