

## **Item No. 11**

<b>APPLICATION NUMBER</b>	<b>CB/13/02110/FULL</b>
<b>LOCATION</b>	<b>5 The Orchard, Houghton Conquest, Bedford, MK45 3NR</b>
<b>PROPOSAL</b>	<b>Two storey rear extension and single storey side extension</b>
<b>PARISH</b>	<b>Houghton Conquest</b>
<b>WARD</b>	<b>Houghton Conquest &amp; Haynes</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mrs Barker</b>
<b>CASE OFFICER</b>	<b>Lauren Westley</b>
<b>DATE REGISTERED</b>	<b>19 June 2013</b>
<b>EXPIRY DATE</b>	<b>14 August 2013</b>
<b>APPLICANT</b>	<b>Mr &amp; Mrs Litchfield-Goodman</b>
<b>AGENT</b>	<b>JPT Design Consultants</b>
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>Called in by Councillor A Barker as the proposal is considered overdevelopment.  Full Application - Approval</b>

### **Recommendation**

That Planning Permission be GRANTED 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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers JPT/GOOD/0613/001.

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 recommended 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 received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of representations contained within the Late Sheet:
  - a. A neighbour's response received on 30/07/13 stated there were bats in the trees around 5 The Orchard
  - b. Additional comment confirmed that there were no plans to prune or remove trees.]