

## Item No. 14

<b>APPLICATION NUMBER</b>	<b>CB/13/02203/FULL</b>
<b>LOCATION</b>	<b>51 Greenway, Campton, Shefford, SG17 5BN</b>
<b>PROPOSAL</b>	<b>Proposed front &amp; rear single storey extensions, side &amp; rear double storey extension and a new vehicular access.</b>
<b>PARISH</b>	<b>Campton/Chicksands</b>
<b>WARD</b>	<b>Shefford</b>
<b>WARD COUNCILLORS</b>	<b>Cllr L Birt &amp; Cllr T Brown</b>
<b>CASE OFFICER</b>	<b>Lauren Westley</b>
<b>DATE REGISTERED</b>	<b>11 July 2013</b>
<b>EXPIRY DATE</b>	<b>05 September 2013</b>
<b>APPLICANT</b>	<b>Mr K Donovan</b>
<b>AGENT</b>	<b>MJH Architectural Services &amp; Design</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Applicant is related to a member of staff for Central Bedfordshire Council</b>
<b>RECOMMENDED DECISION</b>	<b>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 **Prior to the occupation of the development hereby approved, details of the surfacing and surface water drainage of the new access and on site vehicular parking areas shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the details of how surface water drainage from the site will be intercepted and disposed of separately so that it does not discharge into the highway. The access and on site vehicular parking areas shall then be constructed on site in accordance with the approved details, prior to the occupation of the completed development.**

**Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety, and in order to minimise danger, obstruction and inconvenience to users of the highway and of the premises, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).**

- 3 Prior to the occupation of the development hereby approved, the proposed vehicular access shall be constructed in accordance with the details shown on drawing no. A3/Sk6.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 4 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, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 5 The high level window shown on the ground floor of the northern facing side flank elevation, on Drawing No. A3/Sk1, shall be glazed with obscured glass, and thereafter retained as such.

Reason: To protect the privacy of the occupiers of adjoining properties, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 6 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 additional windows shall be inserted into the north or south facing side elevations of the proposed extensions.

Reason: To protect the amenity of neighbouring residents, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers A3/Sk1, A3/Sk2, A3/Sk3, A3/Sk4, A3/Sk5, A3/Sk6 and A3/Sk7.

Reason: For the avoidance of doubt.

### **Notes to Applicant**

1. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, Technology House, 239 Amphill Road, Bedford MK42 9BA quoting the Planning Application number and supplying a copy of the Decision Notice

and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.

2. **Any conditions in bold must be discharged before the development hereby approved is occupied. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.**

**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.