

Item No. 11

APPLICATION NUMBER CB/13/02393/FULL
LOCATION 38 Bedford Road, Sandy, SG19 1EW
PROPOSAL Single storey rear extension (modification to previously approved under CB/12/03398)
PARISH Sandy
WARD Sandy
WARD COUNCILLORS Cllrs Aldis, Maudlin & Sheppard
CASE OFFICER Amy Lack
DATE REGISTERED 19 July 2013
EXPIRY DATE 13 September 2013
APPLICANT Torst Ventures Ltd
AGENT Robert Trigg
REASON FOR COMMITTEE TO DETERMINE Called in by Cllr Aldis - There are concerns that the extension which has already been rebuilt once still does not comply with the approved plans, the roof line is not symmetrical and is an inappropriate form of development and the side wall next to 40 Bedford Road is too high leading to a severe loss of light to a main living room and a tunnelling effect.

RECOMMENDED DECISION Full Application - Granted

Recommendation

That Planning Permission be approved subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 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 west elevation of the extension hereby approved.

Reason: To protect the amenity of neighbouring residents (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [12/BR/04/G; 12/BR/01; 12/BR/02].

Reason: For the avoidance of doubt.

Notes to Applicant

Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

The Council acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. 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.

- (1) In advance of the consideration of the application the Committee were advised of additional consultation received from Sandy Town Council setting out further objections to the proposal and neighbour representations.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation scheme.