

Item No. 8

APPLICATION NUMBER	CB/13/03029/VOC
LOCATION	Eagle House, 135 Potton Road, Biggleswade, SG18 0ED
PROPOSAL	Variation of Condition No. 5 on planning application CB/12/01120/FULL dated 25/07/2012 to be varied to retain 3 No. existing openings with their original fenestration.
PARISH	Biggleswade
WARD	Biggleswade North
WARD COUNCILLORS	Cllrs Jones & Mrs Lawrence
CASE OFFICER	Nicola Stevens
DATE REGISTERED	29 August 2013
EXPIRY DATE	24 October 2013
APPLICANT	Mr R Storton
AGENT	Robert J Larman Architectural Services
REASON FOR COMMITTEE TO DETERMINE	The application was called in by Councillor Jane Lawrence with regard to privacy

RECOMMENDED DECISION **Variation of Condition - Approval**

Summary of recommendation

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 granted subject to the following conditions:

RECOMMENDED CONDITIONS / REASONS

- 1 Within one month of the date of this decision, full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-
 - materials to be used for any hard surfacing;
 - planting plans, including schedule of size, species, positions, density and times of planting;

- cultivation details including operations required to establish new planting;
- details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.

The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.

- 2 The scheme approved in Condition 1 shall be carried out by a date which shall be not later than the end of the full planting season immediately following the date of this decision.

Thereafter the planting shall be adequately maintained for a period of five years from the date of planting. Any of the trees or shrubs or both which die or are removed, or which become severely damaged or seriously diseased (during the said period of five years) shall be replaced with trees or shrubs or both, as the case may be, of similar size and species to those originally required to be planted and the same shall be maintained until properly established.

Reason: In order to ensure that the planting is carried out within a reasonable period in the interest of the visual amenities of the area.

- 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 works shall be commenced for extensions or alterations, including further new windows, and structures within the residential curtilage of the approved new dwelling until detailed plans and elevations which form a valid planning application have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of occupiers of neighbouring properties and the appearance of the approved buildings.

- 4 Prior to the first occupation of the building hereby approved, the first floor bathroom window in the east, side elevation and ensuite bathroom window in the west side elevation of the development hereby permitted shall be fitted with obscured glass of a type to substantially restrict vision through it at all times where the window height is less than 1.7metres above the floor level in the room where the window is installed. No further windows or other openings shall be formed in these elevations.

Reason: To safeguard the amenities of occupiers of adjoining properties.

- 5 The first floor bathroom window in the rear (northern) elevation of the development shall be fitted with obscured glass of a type to substantially restrict vision through it at all times. This restriction shall be retained at all times. No further windows or other openings shall be formed in this elevation.

Reason: To safeguard the amenities of occupiers of adjoining properties.

- 6 The ground floor lounge door in the rear (northern) elevation of the development shall be retained as a solid panel and with no glazing at all times. This restriction shall be retained at all times. No further windows or other openings shall be formed in this elevation.

Reason: To safeguard the amenities of occupiers of adjoining properties.

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: CBC/001, 102011/1, 102011/2, 102011/4B.

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

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: In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.]