

## Item No. 6

<b>APPLICATION NUMBER</b>	<b>CB/13/02682/VOC</b>
<b>LOCATION</b>	<b>3 Olivers Lane, Stotfold, Hitchin, SG5 4DH</b>
<b>PROPOSAL</b>	<b>Variation/Removal of Conditions: on Application No. CB/12/1007/FULL dated 29/06/2013 Remove Conditions Numbered 2, 3, 4, &amp; 13 and Vary Condition No. 14.</b>
<b>PARISH</b>	<b>Stotfold</b>
<b>WARD</b>	<b>Stotfold &amp; Langford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Clarke, Saunders &amp; Saunders</b>
<b>CASE OFFICER</b>	<b>Mark Spragg</b>
<b>DATE REGISTERED</b>	<b>12 August 2013</b>
<b>EXPIRY DATE</b>	<b>07 October 2013</b>
<b>APPLICANT</b>	<b>Mrs S Anderson</b>
<b>AGENT</b>	<b>GC Planning Partnership Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called in by Cllr Brian Saunders due to concerns raised by Stotfold Town Council</b>
<b>RECOMMENDED DECISION</b>	<b>Variation of Condition - Granted</b>

### **Reason the application is recommended for approval:**

The additional roof lights and the resultant appearance of the development would not have a negative impact on the character of the area or any adverse impact on the residential amenity of neighbouring properties. As such it is in conformity with policies DM3 and DM4 of the Core Strategy and Management Policies (2009) and The National Planning Policy Framework. It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development (2010) and the National Planning Policy Framework (2012).

### **RECOMMENDATION**

APPROVE Variation of Condition subject to the following conditions:

### **RECOMMENDED CONDITIONS / REASONS**

- 1 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 the extension of the building hereby approved nor any material alteration of their external appearance including any further windows until detailed plans and elevations have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of occupiers of neighbouring properties and on the basis that the infrastructure contributions are based on a 3 bedroom dwelling.

- 2 The garage shall be kept available for the parking of motor vehicles at all times. The garage shall be used solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose and permanently retained as such thereafter.

Reason: To ensure adequate parking within the site, in the interests of highway safety.

- 3 The landscaping shown on the approved plans shall be maintained for a period of five years from the date of planting and any planting which dies or is destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.

Reason: To ensure a satisfactory standard of landscaping.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number [12.38.06].

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**

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.]