

Item No. 7

APPLICATION NUMBER	CB/13/03036/FULL
LOCATION	38 Barford Road, Blunham, Bedford, MK44 3ND
PROPOSAL	Erection of detached dwelling to rear of 38 with parking, access drive and parking for 38 Barford Road
PARISH	Blunham
WARD	Sandy
WARD COUNCILLORS	Cllrs Aldis, Maudlin & Sheppard
CASE OFFICER	Nikolas Smith
DATE REGISTERED	29 August 2013
EXPIRY DATE	24 October 2013
APPLICANT	H & A (Developers) Ltd
AGENT	P-Maps Ltd
REASON FOR COMMITTEE TO DETERMINE	This application was called to committee by Cllr Maudlin because of concern that the development would conflict with the open character of the site and the area.
RECOMMENDED DECISION	Full Application - approval

Reason the application is recommended for approval:

The principle of the development would be acceptable, there would be no harm caused to the appearance of the site or the area, there would be no harm caused to living conditions at neighbouring properties, there would be no harm caused to the safe and free flow of traffic and the impact of the development on existing local infrastructure would be acceptably mitigated. The development would be in accordance with the objectives of the National Planning Policy Framework (2012), the Central Bedfordshire Core Strategy and Development Management Policies (2009), Design in Central Bedfordshire (a guide for development) (2010) and Appendix F (Parking Strategy) of the Central Bedfordshire Local Transport Plan (2012).

Recommendation:

That Planning Permission be approved subject to the following conditions:

- 1 The development shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **No development shall commence at the site before details of materials to be used in the external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: To ensure that the appearance of the development would be acceptable.

- 3 **No development shall commence at the site before details of landscaping and boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: To ensure that the appearance of the development and its impact on living conditions at neighbouring properties would be acceptable.

- 4 **No development shall commence at the site before details of two parking spaces and one visitor parking space, measuring 2.5m x 5.0m each, and a turning area suitable for a service/delivery sized vehicle have been submitted to and approved in writing by the local planning authority and the development shall not be occupied until the parking spaces, visitor parking and turning area is constructed in accordance with the approved details and thereafter be retained for these purposes.**

Reason: To provide adequate on site parking provision, visitor parking provision and a turning area for service vehicles.

- 5 The bungalow shall not be occupied before the on site vehicular areas have been constructed and surfaced in a stable and durable material in accordance with details to be approved in writing by the Local Planning Authority. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits.

- 6 The development shall be carried out and completed in all respects in accordance with the access siting and layout, replacement parking for no. 38 and refuse collection point illustrated on the approved drawing no. 07 and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times.

- 7 **No development shall commence at the site before a scheme for the secure and covered parking of cycles on the site (including the internal dimensions of the cycle parking area, stands/brackets to be used and access thereto), calculated at one cycle parking space per bedroom and 2 short stay spaces per unit, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.**

Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.

- 8 **No development shall commence at the site before a scheme detailing provision for on site parking for construction workers and deliveries for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.**

Reason: To ensure adequate off street parking during construction in the interests of road safety.

- 9 **No development shall commence at the site before details of existing and proposed site levels showing cross sections through the site with neighbouring buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: To ensure that the impact of the development on the appearance of the area and on living conditions at neighbouring properties would be acceptable.

- 10 Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 1995 (as amended) or any subsequent legislation re-enacting that Order, there shall be no extensions to the roof space at the bungalow without planning permission having first been sought and obtained from the Local Planning Authority.

Reason: To protect living conditions at neighbouring properties.

- 11 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [01, 06, 07 and Design and Access Statement dated August 2013].

Reason: For the avoidance of doubt

Notes to Applicant

1. The applicant is advised that no works associated with the widening 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 Ampthill 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 widening 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. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Technology House, 239 Ampthill Road, Bedford MK42 9BD.
3. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.
4. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".

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.

[Notes:

1. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional representation received and detailed in the Late Sheet:
 - a. Blunham Parish Council had objected for the following reasons:

- i. Inappropriate development which could create a precedent.
 - ii. Would not confirm to a building line and vehicles up along side the house could be dangerous.
 - iii. Would harm views from the neighbouring property and would have a visual impact on the nearby playing fields.
 - iv. The bungalow would not be compatible with usage of the playing fields because of noise and light problems.
 - b. Blunham Playing Fields Association also raised the following objections:
 - i. A fire engine might not be able to reach the playing fields
 - ii. Balls might go in to the rear garden of the new house
 - iii. The use of the sports fields could result in late night noise
 - iv. Traffic travelling past the house might lead to disputes
 - v. Existing flood lighting could be problematic for future occupiers
 - c. Two letters of objection from No. 36 Barford Road had been received, that raise the following concerns:
 - i. The building would be too tall
 - ii. There would be a loss of privacy and the view of playing fields would be blocked.
 - iii. The location of the bungalow could undermine the ability of the playing fields to properly function
 - iv. Traffic and emergency vehicles could be problematic
 - v. The development would not be in keeping and could set a precedent
 - vi. There would be hard to the character of the area.
 - d. The reasons for the refusal of the previous application CB/13/01604/FULL were detailed in the Late Sheet.
- 3. The removal of permitted development rights for the roof section including dormer windows.]