

Item No. 9

APPLICATION NUMBER	CB/13/02801/FULL
LOCATION	84 Miles Avenue, Leighton Buzzard, LU7 3LG
PROPOSAL	Single storey side and rear extension, loft conversion
PARISH	Leighton-Linslade
WARD	Leighton Buzzard North
WARD COUNCILLORS	Cllrs Johnstone, Shadbolt & Spurr
CASE OFFICER	Stuart Robinson
DATE REGISTERED	08 August 2013
EXPIRY DATE	03 October 2013
APPLICANT	Mrs J Cripps-Hay
AGENT	
REASON FOR COMMITTEE TO DETERMINE	The applicant is an employee of the Council
RECOMMENDED DECISION	Full Application - Approval

Reasons for Granting

The proposed single storey side and rear extension and loft conversion, by reason of their siting, design and scale would complement the local surroundings and would not result in a loss of light, privacy or overshadowing or be prejudicial to highway safety as considered by policies BE8, H8 and T10 of the South Bedfordshire Local Plan Review 2004; Policies 27, 36, 38 and 43 of the emerging Development Strategy for Central Bedfordshire and the National Planning Policy Framework (2012). They are in further conformity with the technical guidance Design in Central Bedfordshire, A Guide for Development (2010) and the Central Bedfordshire Local Transport Plan: Appendix F – Approach to Parking (2012).

Recommendation

That Planning Permission be granted subject to the following:

RECOMMENDED 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 until the widened access and parking areas shown in drawing no. 1/6 Revision 1 have been laid out, drained and surfaced.**

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway in accordance with Policy T10 of the South Bedfordshire Local Plan Review and Policy 27 of the emerging Central Bedfordshire Council Development Strategy (January 2013).

- 3 The external finish of the walls and roofing materials to be used for the extension shall match that of the existing building as closely as possible.

Reason: To ensure that the development is in keeping with the existing building.

(Policies BE8 and H8 South Bedfordshire Local Plan Review and Policy 43 emerging Development Strategy for Central Bedfordshire).

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1/6 Revision 1, 2/6, 3/6, 4/6, 5/6 and 6/6.

Reason: For the avoidance of doubt.

Notes to Applicant

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
2. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
3. 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 Ampthill Road, Bedford MK42 9BD 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.

4. 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.

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

It is recommended that planning permission be granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process 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.

[Note: In advance of consideration of the application the Committee were advised of the following information contained in the Late Sheet:

- A revised application was provided in response to Highway officer concerns. The revised dwelling removed one of the suggested conditions.
- The applicant's plan number 1/6 should be replaced with number 1/6 Revision 1.
- Conditions 2 and 4 have been amended as written above.]