

Item No. 13

APPLICATION NUMBER	CB/13/02492/FULL
LOCATION	18 Mill Road, Cranfield, Bedford, MK43 0JL
PROPOSAL	Change of use of double garage into 2 bedroom annexe.
PARISH	Cranfield
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Bastable, Matthews & Mrs Clark
CASE OFFICER	Judy Self
DATE REGISTERED	14 August 2013
EXPIRY DATE	09 October 2013
APPLICANT	Mr L Atwill
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Ward Cllr Bastable called the application in on the grounds stated by the Parish Council, These are: We consider the proposal to be overdevelopment of the site as the garage appears to be another dwelling. Concern that there is no turning space and additional need for parking would impact on the parking in Mill Road.
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be granted subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match/complement the existing building(s) and the visual amenities of the locality.

- 3 The proposed development shall be carried out and completed in all respects in accordance with the access siting and layout, parking layout, refuse collection point and on site turning illustrated on the approved plan No. LJW7/13/C 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 provide adequate on site parking and turning and to provide adequate and appropriate access arrangements at all times.

- 4 No boundary treatment shall be erected within the courtyard parking and turning area in front of the annex and/or in front of no. 18 Mill Road without prior approval in writing from the local planning authority.

Reason: To provide an adequate turning area and 'working' area for emergency vehicles.

- 5 The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 18 Mill Road, Cranfield, and it shall not be occupied as a separate independent dwelling.

Reason: The ancillary accommodation created by the development is not suitable, because of the circumstances of the site, to be used as a separate, independent residential unit, and in order to comply with the Council's Planning Obligation Strategy.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers LJW7/13/A; LJW7/13/B; LJW7/13/C; LJW7/13/F; LJW7/13/E; LJW7/13/DR and site location plan;

Reason: For the avoidance of doubt.

Notes to Applicant

1. 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.

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. Pre-application advice was provided to the applicant. 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.

Reasons for Granting

The change of use of the double garage into a two bedroom annexe would not result in any significant harm to either the character or appearance of the area or the residential amenity of any neighbouring residential properties. The proposed development is considered to be acceptable with regards to highway safety. The proposal therefore complies with the National Planning Policy Framework (2012), Policy DM3 of the Core Strategy and Development Management Policies November 2009, Policy 43 of the draft Development Strategy for Central Bedfordshire and the Central Bedfordshire Design Guide for Residential Development dated 2010.

[Note:

1. In advance of consideration of the application the Committee were advised that the Late Sheet contained the background to the removal of permissible development rights for the garage when planning permission was granted for the erection of the garage.
2. In advance of consideration of the application representations were received under the Public Participation Scheme.]