

## Item No. 11

<b>APPLICATION NUMBER</b>	<b>CB/13/03248/FULL</b>
<b>LOCATION</b>	<b>Cherry Tree Cottage, 108 West End, Haynes, Bedford, MK45 3QU</b>
<b>PROPOSAL</b>	<b>Demolition of existing garage &amp; single storey kitchen &amp; bathroom. Erection of two storey extension with solar panels and glazed lobby link. Erection of detached garage, new fencing and re siting of oil tank.</b>
<b>PARISH</b>	Haynes
<b>WARD</b>	<b>Houghton Conquest &amp; Haynes</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mrs Barker</b>
<b>CASE OFFICER</b>	<b>Mark Spragg</b>
<b>DATE REGISTERED</b>	<b>13 September 2013</b>
<b>EXPIRY DATE</b>	<b>08 November 2013</b>
<b>APPLICANT</b>	<b>Mr M Bacon</b>
<b>AGENT</b>	<b>Friend Associates Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called in by Councillor Barker, given the size of the extension and garage in the context of a listed building</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Approval</b>

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

The design, appearance and siting of the extension, garage, fencing and resited oil tank would conserve the character of the listed building and would not have any adverse impact on the residential amenity of neighbouring properties or the highway network. As such it is in conformity with policies CS14, CS15, DM3, DM4 and DM13 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).

### **RECOMMENDED CONDITIONS / REASONS**

- 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 detailed drawings of all proposed new and/ or replacement doors and windows, together with a detailed specification of the materials, construction and finishes, shall be submitted to and approved in writing by the Local Planning Authority. Details shall be provided which clearly show (as**

appropriate)- a section of the glazing bars, frame mouldings, door panels, the position of the door or window frame in relation to the face of the wall, depth of reveal, arch and sill detail. The development shall be carried out in accordance with the approved drawings and details.

**Reason:** To ensure that the special architectural or historic interest of the building or structure, its character and appearance is properly preserved, maintained and enhanced, in accordance with standard conservation good practice.

- 3 **No development shall commence until a full and detailed, precise specification of all proposed materials (e.g. type and origin/ manufacturer and mix of lime and sand/ aggregate for mortars or plasterwork/ render, wood lath, brick, stone, tile, slate, thatch, cast iron, timber or wood). In addition a method statement shall be submitted for approval clearly explaining the sequence of the proposed works and how the approach accords with usual conservation good practice; and an itemised schedule of works (describing fully all repairs, re-instatements and replacement works) and agreed making good, shall be submitted to, and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved drawings and details.**

**Reason:** To ensure that the special architectural and historic interest of the building or structure, its character, significance and appearance is properly preserved, conserved, maintained and enhanced, in accordance with standard conservation good practice.

- 4 All rainwater goods shall be cast iron unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the special architectural and historic interest, character, appearance and integrity of the setting of the listed building is properly maintained, and to accord with standard conservation good practice.

- 5 Following the carrying out or completion of the building operations or alterations for which consent is hereby granted, all *making good* of the existing building shall be carried out in materials and finishes which closely match, like-for-like, those historic materials and finishing details used in the existing building or structure- to accord with usual conservation good practice and to the satisfaction of the Local Planning Authority. If there is any doubt regarding the approach to any proposed making good, or any alternative materials are proposed, a precise specification of the materials and finishes should be submitted to and agreed in writing by the LPA.

Reason: To ensure that the special architectural and historic interest, character and appearance of the building is properly maintained, in accordance with standard conservation good practice.

- 6 None of the components, members or elements comprising the structural timber frame and fabric – including the infill panel material, stave or wattle and daub or brick, stone and plaster- of the building shall be cut, damaged, altered or otherwise detrimentally changed, other than those parts specifically identified within the submitted detailed annotated working drawings and precise schedule of works relating to the timber frame. All such alteration works shall be in accordance with usual *conservation good practice* and forming part of the agreed specification, method statement and approach stated in the listed building consent. Sandblasting or any other abrasive cleaning is not acceptable.

Reason: To ensure that the special architectural or historic interest of the building or structure, its character and appearance is properly preserved, maintained and enhanced, in accordance with standard conservation good practice

- 7 **No development shall commence until details of the junction of the widened vehicular access with the highway have been approved by the Local Planning Authority and the extended dwelling shall not be occupied until the junction has been constructed in accordance with the approved details.**

**Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises.**

- 8 Before the extended premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

- 9 The extension shall be constructed at the level shown on drawing 2A relative to the existing building.

Reason: To produce a satisfactory relationship between the extension and the host property.

- 10 The first floor dormer windows and rooflight of the development hereby permitted shall be of fixed type and fitted with obscured glass to substantially restrict vision, up to 1.7m above finished floor level. No further windows or other openings shall be formed within the roof.

Reason: To safeguard the amenities of occupiers of adjoining properties

- 11 **No development shall commence until details of the proposed new fencing shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained.**

**Reason: To safeguard the setting of the listed building.**

- 12 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [OS Location Plan, 2A, 3D, 4B ].

Reason: For the avoidance of doubt.

### **Notes to Applicant**

1. 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.
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.

The Council has 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.