

Item No. 11

APPLICATION NUMBER CB/13/02608/FULL
LOCATION 3 New Walk, Shillington, Hitchin, SG5 3LN
PROPOSAL Single storey rear extension, front bay window and new side entrance.
PARISH Shillington
WARD Silsoe & Shillington
WARD COUNCILLORS Cllr Ms Graham
CASE OFFICER Benjamin Tracy
DATE REGISTERED 06 September 2013
EXPIRY DATE 01 November 2013
APPLICANT Mr & Mrs J Carboni
AGENT Peter J Farmer
REASON FOR COMMITTEE TO DETERMINE Applicant is a member of staff.

RECOMMENDED DECISION Full Application - Approval

Recommendation

That Planning Permission be **GRANTED** 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 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 development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [1799.2; 1799/3; 1799.4; and 1799.1].

Reason: For the avoidance of doubt.

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.