

Item No. 8

APPLICATION NUMBER	CB/13/03813/FULL
LOCATION	8 Gardeners Close, Flitwick, Bedford, MK45 5BU
PROPOSAL	A rear projecting dual pitch two storey extension.
PARISH	Flitwick
WARD	Flitwick
WARD COUNCILLORS	Cllrs Mrs Chapman, Gomm & Turner
CASE OFFICER	Sarah Fortune
DATE REGISTERED	01 November 2013
EXPIRY DATE	27 December 2013
APPLICANT	Mr Corbett
AGENT	Daniel Design & Associates Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Councillor Andrew Turner as a result of concerns raised by the neighbours regarding loss of amenity,
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 development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers DD00021/1, DD00021/2/C, DD00021/2, CBC01, CBC02 and DD00021/7

Reason: For the avoidance of doubt.

Notes to Applicant

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. 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.

NOTES

(1) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.

(2) In advance of the consideration of the application the Committee were advised of an amendment to an error in the report, page 55, section 1 under Six, Siting and Design in relation to the house and the visual amenities of the area, Paragraph 2, line 5 should read 0.3m not 03m.