

Item No. 11

APPLICATION NUMBER	CB/13/03796/FULL
LOCATION	9 Park Leys, Harlington, Dunstable, LU5 6LY
PROPOSAL	Single storey front & ground & first floor side & rear extensions
PARISH	Harlington
WARD	Toddington
WARD COUNCILLORS	Cllrs Costin & Nicols
CASE OFFICER	Sarah Fortune
DATE REGISTERED	29 October 2013
EXPIRY DATE	24 December 2013
APPLICANT	Mr A Lawrence & Miss M Ellis
AGENT	R A Hollowood
REASON FOR COMMITTEE TO DETERMINE	Applicant is a member of staff
RECOMMENDED DECISION	Full Application - Granted

Summary of recommendation:

The proposal is for the erection of a single storey front extension and single storey and first floor side and rear extensions. The size, siting and design of these additions are considered to be acceptable in relation to the character of the house and the visual amenities of the street scene generally. There will not be an unduly adverse impact on the amenities of neighbours. The proposal is in conformity with policies CS1, DM3 and DM4 of the Core Strategy and Development Management Planning Document dated 2009 and policies 4, 38, 43 in the emerging Development Strategy for Central Bedfordshire dated 2013.

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 Before the development hereby approved is 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 or into the main drainage system

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to uses of the premises and ensure satisfactory parking of vehicles outside highway limit.

- 4 The development hereby approved shall not be occupied until such time that the existing vehicle access has been widened to allow access to the on-site parking as shown on the approved plan number 131631/4/Proposed.

Reason: To secure a satisfactory access and off-road parking provision appropriate to the development, in the interest of public safety and convenience.

- 5 Notwithstanding the details shown on the submitted plan the garage hereby permitted shall be provided with electronically operated roller shutter or other similar non protruding doors in accordance with details to be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure that vehicles parked in front of the garage do not adversely affect the safety and inconvenience of road users by overhanging the adjoining public highway.

- 6 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless previously agreed in writing by the Local Planning Authority.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users.

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 131631 (amended 01/2014), 131631/1 and 131631/5

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 9BA 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.

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.

DECISION