

## Item No. 11

<b>APPLICATION NUMBER</b>	<b>CB/14/00077/FULL</b>
<b>LOCATION</b>	<b>2 High Street, Stotfold, Hitchin, SG5 4LL</b>
<b>PROPOSAL</b>	<b>Resubmission of approved Planning Application CB/13/00892 - New detached dwelling</b>
<b>PARISH</b>	<b>Stotfold</b>
<b>WARD</b>	<b>Stotfold &amp; Langford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Clarke, Saunders &amp; Saunders</b>
<b>CASE OFFICER</b>	<b>Samantha Boyd</b>
<b>DATE REGISTERED</b>	<b>17 January 2014</b>
<b>EXPIRY DATE</b>	<b>14 March 2014</b>
<b>APPLICANT</b>	<b>Mr McNeill</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr Call in. Cllr Saunders - overdevelopment, impact on streetscene.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Approval recommended</b>

### Recommendation

That planning permission be granted subject to the completion of the Unilateral Undertaking and subject to conditions.

### 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 **No development shall commence until a scheme has been submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.**

**Reason: To protect the visual amenities of the building and of the area generally in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009.**

- 3 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The scheme as approved shall be carried out in the first planting season following the occupation of the dwelling or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

**Reason:** In the interests of visual amenity and in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document.

- 4 No development shall take place until details of the position, design, materials and type of boundary treatment to be erected have been submitted to and approved in writing by the local planning authority. This shall include a boundary fence to a minimum height of 1.8 metres along the boundary with No 4 High Street. Development shall be carried out in accordance with the approved details.

**Reason:** In the interest of neighbouring amenity in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009.

- 5 No development shall take place until details of the junction of the modified vehicular access with the highway have been submitted to and approved in writing by the local planning authority and the dwelling hereby approved shall not be occupied until the junction has been constructed in accordance with the approved details.

**Reason:** In the interests of highway safety in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009.

- 6 No development shall take place until details of the final ground and slab levels of the dwelling hereby approved have been submitted to and approved in writing by the local planning authority. The submitted details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the local planning authority, and shall also include details of the type of glazing to be used in the high level windows to the front elevation of the building (Elevation A on plan 201313/103). The development accord with the approved details and the approved glazing shall be retained thereafter.

**Reason:** To protect the amenities of neighbouring properties and the visual appearance of the area in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009.

- 7 **No development shall take place until a scheme detailing access provision to and from the site for construction traffic and provision for one-site parking for construction workers, which details shall show what arrangements will be made for restricting such vehicles to approved points of access and egress, has been submitted to and approved in writing by the local planning authority. The scheme shall be operated throughout the period of construction work.**

**Reason: In the interests of highway safety in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009.**

- 8 Any gates provided shall open away from the highway and be set back a distance of at least 5 metres from the nearest edge of the carriageway of the adjoining highway.

Reason: In the interests of highway safety in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009.

- 9 The dwelling hereby permitted shall not be occupied until the vehicular access shown on plan no. 201314/101 B has been constructed and surfaced for a distance of 8 metres into the site, measured from the highway boundary; and all on-site vehicular areas have been surfaced, all in accordance with details to be submitted to and approved in writing by the local planning authority. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In the interests of highway safety in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009.

- 10 The turning space for vehicles illustrated on the approved plan no. 201314/101 B shall be constructed before the dwelling hereby permitted is occupied and thereafter retained for that use.

Reason: In the interests of highway safety in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009.

- 11 The dwelling hereby permitted shall not be occupied until details of the bin storage and collection point have been submitted to and approved in writing by the local planning authority and provided in accordance with the approved details.

Reason: In the interests of highway safety in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009.

- 12 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001, 201314/101 B, 201313/103 A, 201314/102 B

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**

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.

In submitting the details pursuant to Condition 6, if the applicant is able to demonstrate that there would be no adverse overlooking into the neighbouring properties gardens and/or rear windows from the approved high level windows on the front elevation of the building, the Council would find clear glazing in these windows acceptable.

#### [Notes

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised:
  - a. that the CBC Rights of Way Officer had no comments regarding the application
  - b. the applicant confirmed that the S106 had been signed and was with CBC legal team.
3. Conditions 6 and 12 were to be combined.]