

Item No. 9

APPLICATION NUMBER CB/14/01583/FULL
LOCATION 165 Holme Court Avenue, Biggleswade, SG18 8PB
PROPOSAL Two storey side extension
PARISH Biggleswade
WARD Biggleswade South
WARD COUNCILLORS Cllrs Lawrence & Woodward
CASE OFFICER Benjamin Tracy
DATE REGISTERED 23 April 2014
EXPIRY DATE 18 June 2014
APPLICANT Mrs R Crisp
AGENT
REASON FOR COMMITTEE TO DETERMINE Applicant is a Member of Staff within the Development Management Department

RECOMMENDED DECISION Full Application - Approval

Summary of Recommendation

The proposal would not have a negative impact on the character and appearance of the area or an adverse impact on the residential amenity of neighbouring properties, therefore by reason of its size, design and location, the proposal is in conformity with Policies DM3 and CS14 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework. It is further in conformity with the technical guidance Central Bedfordshire Design Guide, 2014.

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 first floor windows in the north facing elevation of the development hereby permitted shall be fitted with obscured glass of a type to substantially restrict vision through it at all times, and fixed shut up to a height of 1.7 metres above the finished floor level.

Reason: To safeguard the amenities of occupiers of adjoining properties.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [CBC/001; P.001.; and P.002.].

Reason: For the avoidance of doubt.

Notes to Applicant

1. The applicant is advised that the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 03003008049. Under the provisions of Section 59 of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of the construction of the development.
2. While the Council has no indication of any ongoing contamination, the mapped electricity substation site to the north of the application site could theoretically pose a risk to safe and secure use of development. Regard should be given to undertaking a soil survey, and any indications of potential problems should be forward to the Contaminated Land Officer, Andre Douglas, for advice, on 0300 300 4004 or andre.douglas@centralbedfordshire.gov.uk
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

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. 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.