

Item No. 9

APPLICATION NUMBER	CB/14/01360/FULL
LOCATION	95 High Street, Henlow, SG16 6AB
PROPOSAL	Extensions and alterations to existing dwelling
PARISH	Henlow
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Drinkwater & Wenham
CASE OFFICER	Amy Lack
DATE REGISTERED	25 April 2014
EXPIRY DATE	20 June 2014
APPLICANT	c/o Agent
AGENT	Pure Town Planning
REASON FOR COMMITTEE TO DETERMINE	Called-in to Development Management Committee by Cllr Wenham.

**RECOMMENDED
DECISION** **Full Application - Approve**

Full Application - Approval Recommended

Summary of recommendation:

The proposed extensions and alterations to the dwelling are considered acceptable. The proposed development is considered in keeping and in character with the prevailing residential use of this part of the High Street in Henlow. The position of the extended and altered building back from the site boundary with the highway with the benefit of mature planting to the frontage which softens the impact of the development and subject to the use of high quality materials and detailing are considered works that enhance this part of the street and its context within the wider surrounding Conservation Area.

It is accepted that the proposals will have an impact upon the residential amenities currently enjoyed by those closest immediate neighbouring properties. However, the proposal is considered to have responded successfully to the constraints presented by these relationships and it is not considered to have any significant adverse impact that would warrant the refusal of the application. Accordingly the proposal is considered to comply with policies DM3 and DM13 of the Core Strategy and Development Management Policies (2009) and guidance provided the National Planning Policy Framework (2012) and Central Bedfordshire Design Guide (2014).

Approval is recommended.

Recommendation

It is recommended that Planning Permission be approved subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted 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 **Before development/work begins and notwithstanding the details submitted with the application, details of the materials to be used for the external windows, doors, walls, roofs and rainwater goods of the extended and altered building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development/work shall be carried out only in accordance with the approved details.**

Reason: To ensure that the development/work is in keeping with the existing building (policy DM3 and DM13 of the Core Strategy and Development Management Policies 2009).

- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, all garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

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 (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:001/A; 002; 003; 004/A; 005/A; 006/A; 007/A.

Reason: To identify the approved plan/s and to avoid doubt.

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

- (I) In advance of the consideration of the application the Committee were advised of amendments to the report as set out in the Late Sheet as attached to these schedules. The Committee were also advised of the reason for Cllr Wenham's request of the application to Committee.
- (II) In advance of the consideration of the application the committee received representations made under the Public Participation Scheme.