

Item No. 14

| | |
|--|---|
| APPLICATION NUMBER | CB/14/02527/FULL |
| LOCATION | 20 Phoenix Close, Leighton Buzzard, LU7 3YW |
| PROPOSAL | Erection of first-floor rear extension (revised scheme CB/14/01075/FULL). |
| PARISH | Leighton-Linslade |
| WARD | Leighton Buzzard North |
| WARD COUNCILLORS | Cllrs Johnstone, Shadbolt & Spurr |
| CASE OFFICER | Debbie Willcox |
| DATE REGISTERED | 27 June 2014 |
| EXPIRY DATE | 22 August 2014 |
| APPLICANT | Mr & Mrs Honey |
| AGENT | Mr Rosser |
| REASON FOR COMMITTEE TO DETERMINE | Called in by Councillor Shadbolt for the following reason: Due to siting, bulk and proximity to neighbouring boundary, appears over intrusive and overbearing to Nos 7 and 8 Hydrus Drive. |
| RECOMMENDED DECISION | Full Application - Granted |

Recommendation

That Planning Permission be GRANTED 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 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 the existing building in the interests of the visual amenities of the locality.
(Policies BE8 & H8, SBLPR and Policy 43, DSCB)
- 3 The first floor window in the rear elevation serving the en-suite bathroom within the development hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision through it at all times and shall be non-opening, unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason: To safeguard the privacy of occupiers of adjoining properties (Policies BE8 & H8, SBLPR and Policy 43, DSCB)

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers RM 13 / 196.1 C.

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

Notes to Applicant

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
2. 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.
3. **Will a new extension affect your Council Tax Charge?**
The rate of Council Tax you pay depends on which valuation band your home is placed in. This is determined by the market value of your home as at 1 April 1991.
Your property's Council Tax band may change if the property is extended. The Council Tax band will only change when a relevant transaction takes place. For example, if you sell your property after extending it, the new owner may have to pay a higher band of Council Tax.
If however you add an annexe to your property, the Valuation Office Agency may decide that the annexe should be banded separately for Council Tax. If this happens, you will have to start paying Council Tax for the annexe as soon as it is completed. If the annexe is occupied by a relative of the residents of the main dwelling, it may qualify for a Council Tax discount or exemption. Contact the Council for advice on **0300 300 8306**.
The website link is:

www.centralbedfordshire.gov.uk/council-and-democracy/spending/council-tax/council-tax-charges-bands.aspx

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 proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted proactively 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 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 of a late representation contained in the Late Sheet from 8 Hydrus Drive which included photographs from her rear garden.]