

Item No. 11

APPLICATION NUMBER	CB/14/03214/FULL
LOCATION	62 Nottingham Close, Ampthill, Bedford, MK45 2FZ
PROPOSAL	Two storey side extension including change of use of amenity land.
PARISH	Ampthill
WARD	Ampthill
WARD COUNCILLORS	Cllrs Duckett, Blair & Smith
CASE OFFICER	Annabel Robinson
DATE REGISTERED	12 August 2014
EXPIRY DATE	07 October 2014
APPLICANT	Ms H Winter & Mr E Bartlett
AGENT	S R Everitt
REASON FOR COMMITTEE TO DETERMINE	The Owner of this property is an employee of Central Bedfordshire Council, within the Development Management Department
RECOMMENDED DECISION	Full Application - Approve

Summary of Recommendation:

The planning application is recommended for approval, the design of the extension would be in accordance with Central Bedfordshire Core Strategy and Development Management Policy DM3. It would not have a significant impact upon the residential amenity of any adjacent properties and would result in an extension suitable for the location. It is considered that the design is in accordance with the Central Bedfordshire Design Guide.

Recommendation

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 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.
(Policy 43, DSCB)

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers SE2904/1AB, SE2904A.

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

Notes to Applicant

1. 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.

2. **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