

Item No. 8

APPLICATION NUMBER	CB/14/04511/FULL
LOCATION	River House, 6 Firs Path, Leighton Buzzard, LU7 3JG
PROPOSAL	First floor side extension and extension to rear balcony
PARISH	Leighton-Linslade
WARD	Leighton Buzzard North
WARD COUNCILLORS	Cllrs Johnstone, Shadbolt & Spurr
CASE OFFICER	Debbie Willcox
DATE REGISTERED	19 November 2014
EXPIRY DATE	14 January 2015
APPLICANT	Mr Brian Carter
AGENT	D J Harnett & Associates
REASON FOR COMMITTEE TO DETERMINE	Called-in by Councillor Shadbolt on the basis that the proposal is not in contradiction to policy BE6 of the South Bedfordshire Local Plan Review
RECOMMENDED DECISION	Recommended for refusal

Summary of Recommendation:

The proposed first floor side extension would significantly reduce the gap between the subject dwelling and the neighbouring dwelling, which would have an unacceptably detrimental impact on the feeling of spaciousness that is currently an important positive characteristic of the designated Area of Special Character. The proposal is therefore contrary to the National Planning Policy Framework, policies BE6, BE8 and H8 of the South Bedfordshire Local Plan Review, policy 43 of the emerging Development Strategy, and the Central Bedfordshire Design Guide.

That the Development Infrastructure Group Manager be delegated authority to approve the application

- 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 windows in the flank elevation of the extension hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision through them at all times and shall be non-opening, unless the parts of the windows which can be opened are more than 1.7m above the floor of the room in which the windows are installed. No further windows or other openings shall be formed in the flank elevation.

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 occupied until the laminated opaque glass screen, to be located at the north west edge of the balcony has been provided as shown on approved drawing No. 2014/0505/03. The glass screen shall be 1.7m high and shall be fitted with obscured glass of a type to substantially restrict vision through it. The screen shall be retained thereafter.

Reason: To safeguard the amenity and privacy of neighbouring residents. (Policies BE8 & H8, SBLPR and Policy 43, DSCB)

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2014/0505/01, 2014/0505/02, 2014/0505/03, CBBC/001, CBC/002.

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

NOTES TO APPLICANT

Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.

The application form for approval of details reserved by a condition, guidance notes and fees (i.e. £28.00 for householder applications and £97.00 for all other applications, per submission) can be found on our website www.centralbedfordshire.gov.uk or alternatively call Customer Services on 0300 300 8307 for hard copy forms.

- 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 Please note that the unnumbered drawings submitted in connection with this

application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the "View a Planning Application" pages of the Council's website www.centralbedfordshire.gov.uk.

4 **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

NOTES

- 1) In advance of the consideration of the application the Committee were advised that Leighton Linlade Town Council had no objections to make. The Committee noted further updates as detailed in the Late Sheet appended to these minutes.
- 2) In advance of the consideration the Committee received representations made under the Public Participation Scheme.