

Item No. 15

APPLICATION NUMBER CB/14/04856/FULL
LOCATION 15A High Street, Langford, Biggleswade, SG18 9RU
PROPOSAL Single & two storey rear extension, garage conversion, & internal alterations.
PARISH Langford
WARD Stotfold & Langford
WARD COUNCILLORS Cllrs Clarke, Saunders & Saunders
CASE OFFICER Mark Spragg
DATE REGISTERED 12 December 2014
EXPIRY DATE 06 February 2015
APPLICANT Mr & Mrs J Price
AGENT Norman Mole Associates
REASON FOR COMMITTEE TO DETERMINE Called in by Councillor Gill Clarke on the grounds of overdevelopment

RECOMMENDED DECISION Full Application - Recommended for approval

Reason for Recommendation:

The proposal would not have a detrimental impact on the existing building or on the surrounding area and would not unduly impact on the residential amenity of neighbouring properties, whilst providing adequate parking provision. As such the proposal is considered in conformity with Policies CS1, DM3 and DM4 of the Core Strategy and Management Policies, November 2009; the Central Bedfordshire Development Strategy (Draft), and The National Planning Policy Framework 2012. It is further in conformity with the Supplementary Design Guide: Design in Central Bedfordshire, 2014.

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.
(Policy 43, DSCB)

- 3 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (including any Order amending, revoking or re-enacting that Order, with or without modification) no balustrading, or similar means of enclosing any part of the roof area (including any roof void) of the extension hereby permitted, shall be installed, nor shall any part of the said roof area be used as a balcony, roof garden, or similar amenity area without the grant of a further specific planning permission from the Local Planning Authority.

Reason: To protect the privacy of the occupiers of adjoining properties.
(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 CBC001 Location Plan, 1417.01, 1417.02.

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

Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

The Council acted pro-actively through early engagement with the applicant at the pre-application stage 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.

- (1) In advance of the consideration of the application the Committee were advised of comments from the Highways Officer and applicant.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.