

Item No. 9

APPLICATION NUMBER	CB/15/00239/FULL
LOCATION	The Paddocks, Springfield Road, Eaton Bray, Dunstable, LU6 2JT
PROPOSAL	Change of use from residential home for the elderly to domestic dwelling.
PARISH	Eaton Bray
WARD	Eaton Bray
WARD COUNCILLORS	Cllr Mrs Mustoe
CASE OFFICER	Nicola Darcy
DATE REGISTERED	21 January 2015
EXPIRY DATE	18 March 2015
APPLICANT	Mr K Janes
AGENT	Mr CA Emmer
REASON FOR COMMITTEE TO DETERMINE	Applicant is a Ward Member
RECOMMENDED DECISION	Full Application - Recommended for Approval

Summary of Recommendation

The conversion of the residential care home to a domestic residential dwelling is accepted in principle. The proposal would complement and harmonise with its surroundings and would not have a detrimental impact on the openness of the Green Belt or amenity of surrounding residents and would have an acceptable impact on the surrounding highway network. The proposal is therefore considered to be in accordance with the National Planning Policy Framework, Policies BE8, T10 and NE12 of the South Bedfordshire Local Plan Review, policies 1, 2, 3, 27, 31, 36, 43, 50 and 52 of the emerging Development Strategy and the Central Bedfordshire Design Guide.

Recommendation

That Planning Permission be GRANTED subject to the following:

RECOMMENDED CONDITIONS

- 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 The residential curtilage of the proposed dwellinghouse is defined only by the extent of the red outline shown on approved drawing No. 2015/01 01 03 received 16/02/14.

Reason: To limit the extent of the residentially used land having regard to the rural Green Belt location of the site and the need to protect the visual amenities and openness of the Green Belt.
(Policies BE8 S.B.L.P.R and 36 & 43 D.S.C.B).

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions to the building hereby permitted to be converted shall be carried out without the grant of further specific permission from the Local Planning Authority.

Reason: To control the external appearance of the building in the interests of the amenities of the area and to protect the openness of the Green Belt.
(Policies BE8 S.B.L.P.R and 36 & 43 D.S.C.B).

- 4 **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2015/01 01 03 received 16/02/15, 2015/01 01 01 & 2015/01 01 02 A.**

Reason: To identify the approved plans 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.

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

Planning permission has been recommended for approval for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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

- (1) In advance of the consideration of the application the Committee noted Highway Officer comments and information regarding revised plans as set out in the Late Sheet appended to these minutes.