# Item No. 10

APPLICATION NUMBER CB/15/00460/FULL

LOCATION 312 Manor Road, Woodside, Luton, LU1 4DN PROPOSAL Proposed car port with pitch roof over existing

outbuilding

PARISH Slip End WARD Caddington

WARD COUNCILLORS
CASE OFFICER
DATE REGISTERED
EXPIRY DATE
APPLICANT
CIIrs Collins & Stay
Debbie Willcox
05 March 2015
30 April 2015
Mr Stay

AGENT Nett Assets Limited

REASON FOR

COMMITTEE TO The applicant is a Member of the Council.

**DETERMINE** 

RECOMMENDED

DECISION Full Application - Recommended for Approval

### **Summary of Recommendation**

The proposal is recommended for approval as it would be acceptable in terms of Green Belt policy, would have an acceptable impact on the character and appearance of the site and its surroundings and on the amenity of neighbouring occupiers and thus would be in accordance with the National Planning Policy Framework, policies BE8 and T10 of the South Bedfordshire Local Plan Review and policies 27, 36 and 43 of the emerging Development Strategy for Central Bedfordshire.

# Recommendation

That Planning Permission be GRANTED subject to the following:

#### **RECOMMENDED CONDITIONS**

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.

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL01, PL02.

Reason: To identify the approved plans 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. <u>Will a new extension affect your Council Tax Charge?</u>

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:

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

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

Planning permission is 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: In advance of consideration of the application, the Committee were advised of the Public Protection Officer's comment of no objections as set out in the Late Sheet appended to these minutes.]