

## Item No. 12

**APPLICATION NUMBER** CB/15/00675/FULL  
**LOCATION** Iveldale 11 Clifton Road, Shefford, SG17 5AA  
**PROPOSAL** Erection of detached dwelling and detached garage to rear garden of Iveldale, 11 Clifton Road.  
**PARISH** Shefford  
**WARD** Shefford  
**WARD COUNCILLORS** Cllrs Birt & Brown  
**CASE OFFICER** Amy Lack  
**DATE REGISTERED** 24 February 2015  
**EXPIRY DATE** 21 April 2015  
**APPLICANT** Mr & Mrs A Brown  
**AGENT** Robert J Larman Architectural Services  
**REASON FOR COMMITTEE TO DETERMINE** One of the applicants is a Central Bedfordshire Councillor

**RECOMMENDED DECISION** Full Application - Approval

### 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 **No development shall commence, notwithstanding the details submitted with the application, until such time as full details of the materials to be used for the external walls and roofs of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

Reason: To control the appearance of the building in the interests of the visual amenities of the locality (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 3 **No development shall commence until such time as details of the final ground and slab levels of the building hereby approved have been submitted to and approved in writing by the Local Planning Authority. The details shall include sections through the site and the adjacent ground levels. Thereafter the site shall be developed in full accordance with the approved details.**

**Reason: To ensure that an acceptable relationship results between the new development and the surrounding area (Policy DM3 of the Core Strategy and Development Management Policies 2009).**

- 4 Prior to the first occupation of the dwelling hereby approved full details of the boundary treatments to be erected shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved boundary treatments shall be implemented prior to the first occupation of the dwelling.

Reason: In the interests of the residential amenity of neighbouring occupiers and the visual amenity of the street scene (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 5 Notwithstanding any provision of the Town and Country Planning (General Permitted Development Order) 2015 (or any Order revoking or re-enacting that Order with or without modification) no development falling within classes A, B and E of Part 1 of the said order shall be carried out without the express written permission of the Local Planning Authority.

Reason: In order to control future development of the site given its size and the extent of built development proposed, and to protect the amenities of future occupiers. (Policy DM3 and DM4 of the Core Strategy and Development Management policies 2009).

- 6 Prior to the first occupation of the dwelling hereby approved the junction of the proposed vehicular access with the highway shall be fully constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 7 Prior to the first occupation of the dwelling and associated garage hereby approved visibility splays shall be provided at the junction of the access with the public highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be at least 2.4 metres measured along the centre line of the proposed access from its junction with the channel of the public highway and 25 metres measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall for the perpetuity of the development hereby approved remain free of any obstruction to visibility.

Reason: To provide adequate visibility between the existing highway and the proposed access, and to make the access safe and convenient for the traffic which is likely to use it (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 8 The proposed vehicular access shall be surfaced in bituminous or other similar durable material as may be approved in writing by the Local Planning Authority for a distance of 5 metres into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 9 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 10 The refuse collection point illustrated on approved drawing no. 192014/1C shall be fully implemented prior to occupation of the dwelling hereby approved and shall be retained thereafter.

Reason: In the interest of amenity and in order to minimise danger, obstruction and inconvenience to users of the highway and the premises (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 11 Notwithstanding the details provided on the plans hereby approved the proposed window opening above ground floor level on the north and south elevations shall be first installed with obscure glazing only, and any openings shall be at least 1.7 metres above the internal finished floor level or the window(s) shall be fixed shut. Thereafter these windows shall remain as first installed in perpetuity.

Reason: To protect the amenities of neighbouring occupiers (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 12 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: CBC/001; 192014/1C; 192014/2C; 192014/3B

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. 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](http://www.centralbedfordshire.gov.uk).

3. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk, Tel: 0300 300 8049 quoting the Planning Application number. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
4. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, SG17 5TQ
5. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.
6. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.
7. Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during demolition/construction of the development are in a condition such as not emit dust or deposit mud, slurry or other debris on the highway, in particular efficient means shall be installed prior to commencement of the development and thereafter maintained and employed at all times during construction of the development of cleaning the wheels of all vehicles leaving the site.
8. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".

**Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 – Part 5, Article 35**

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) Order 2015.

[Notes: In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.]