

Item No. 13

APPLICATION NUMBER	CB/15/03255/FULL
LOCATION	The Ingle, 12 Northhill Road, Ickwell, Biggleswade, SG18 9ED
PROPOSAL	Garage home office and bedroom.
PARISH	Northhill
WARD	Northhill
WARD COUNCILLORS	Cllr Mr Firth
CASE OFFICER	Mark Spragg
DATE REGISTERED	01 September 2015
EXPIRY DATE	27 October 2015
APPLICANT	Mr Yeoman
AGENT	Richard Beaty (Building Design) Limited
REASON FOR COMMITTEE TO DETERMINE	Cllr Firth called in the application for the following reasons: - The height and position of the building will have a significant impact upon the neighbours. - The application is misleading as it states the building is single storey, where it is two storey, and that it replaces a building, which is a shed screened by a 2m boundary fence.

RECOMMENDED DECISION **Full Application - Recommended for approval**

Recommendation

That application is recommended for approval 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 until details of the materials to be used for the external windows, doors, walls, roofs and rainwater goods of the proposed building has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only 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 43, DSCB)
- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 15.20.OS, 15.20.02A.

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.

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

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process 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.

[In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.]