

## Item No. 10

APPLICATION NUMBER	CB/16/01250/FULL
LOCATION	Green Hythe, Standalone Warren, Haynes, Bedford, MK45 3QG
PROPOSAL	Single storey rear front and side extensions and infill covered porch to dwelling house, render and cladding to exterior of dwelling house, construction of a pitched roof to detached garage building, roof alterations and enlargements to the dwelling house including replacement of flat roof dormer with pitched roof, addition of front and rear dormers, installation of roof light in the front roof slope and installation of a velux roof balcony in the rear roof slope.
PARISH	Haynes
WARD	Houghton Conquest & Haynes
WARD COUNCILLORS	Cllr Mrs Barker
CASE OFFICER	Benjamin Tracy
DATE REGISTERED	05 April 2016
EXPIRY DATE	31 May 2016
APPLICANT	Ms K Oellermann
AGENT	Wastell & Porter Architects Ltd
REASON FOR COMMITTEE TO DETERMINE	The application is made on behalf of a Senior Officer of the Council.
RECOMMENDED DECISION	Approve Planning Permission.

### Recommendation:

That Planning Permission be **GRANTED** subject to the following 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 All external works hereby permitted shall be carried out in the materials illustrated on drawing number: PL01A, unless otherwise agreed in writing by the Local Planning Authority.

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, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).

- 3 No equipment, machinery or materials brought on to the site for the purposes of the development hereby permitted shall be stored within the root protection area of any tree for the full period of construction works for the development hereby approved.

Reason: To protect trees, in accordance with Policies CS16 and DM14 of the Core Strategy and Development Management Policies (2009) and the National Planning Policy Framework.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: PL01A; PL02; and 01A.

Reason: To identify the approved plan/s and to avoid doubt.

## **INFORMATIVE 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:

<http://www.centralbedfordshire.gov.uk/council-tax/bands/find.aspx>

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

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) Order 2015.