

Item No. 08

APPLICATION NUMBER	CB/16/02496/FULL
LOCATION	72 Silver End Road, Haynes, Bedford, MK45 3PS
PROPOSAL	Double & single storey side & rear extension. Detached garage with hobby room over and associated parking.
PARISH	Haynes
WARD	Houghton Conquest & Haynes
WARD COUNCILLORS	Cllr Mrs Barker
CASE OFFICER	Nicola Stevens
DATE REGISTERED	10 June 2016
EXPIRY DATE	05 August 2016
APPLICANT	Mr Burnage
AGENT	Mr Clarke
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Barker - Change of character of garden area and impact to other properties - overdevelopment - overbearing, potential overlooking on houses opposite - highway implications, very narrow area which is surrounded by small housing settlement. Very old properties - Will be out of keeping, visual impact - no parking for construction vehicles
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 All external works hereby permitted for the extensions and outbuilding shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing host dwelling.

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 The detached garage and hobby room over hereby permitted shall only be used as an annexe to the dwelling known as 72 Silver End Road Haynes MK45 3PS and shall not be occupied as a separate, self-contained dwelling unit or be used for commercial purposes.

Reason: To prevent the establishment of a separate residential unit in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows shall be inserted into the eastern flank elevation of the proposed single storey rear extension, without the grant of further specific planning permission from the Local Planning Authority.

Reason: To protect the privacy of neighbouring residents in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 5 The new first floor landing window in the existing side (western) elevation of the dwelling shall be –
- permanently fitted with obscured glass of a type to substantially restrict vision through them at all times, and
 - shall be non-opening, unless the parts of the windows which can be opened are more than 1.7m above the floor of the rooms in which the windows are installed.

Reason: To safeguard the privacy of occupiers of adjoining properties in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 6 The first floor bathroom window in the front (north) elevation of the development hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision through it at all times and shall be non-opening, unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason: To safeguard the privacy of occupiers of adjoining properties in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 7 Before the garage with hobby room over is first brought into use, all on site vehicular areas as shown on drg no J4692-01D shall be laid out and surfaced in stable and durable materials (not loose aggregate) and provision has been made for the interception and drainage of surface water from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows shall be inserted into the rear (southern) elevation and roofslope of the proposed garage with hobby room over, or first floor windows in its flank elevations, without the grant of further specific planning permission from the Local Planning Authority.

Reason: To protect the privacy of neighbouring residents in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 9 The 1.8m high close boarded fence shown green on drg J4692-01D along the south western boundary shall be erected before the development hereby permitted is first brought into use and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 10 The final slab level of the detached garage with hobby room over hereby approved shall be constructed in accordance with the height set out on plan no J4692-04C. 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 adjacent buildings and public areas in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 11 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers J4692-01D (site & location plan), J4692-02C (existing layout), J4692-03F (proposed layout), J4692-04C (proposed garage), J4692-05 (proposed roof).

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

The Council acted pro-actively through positive engagement with the applicant 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.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of the following additional consultation/publicity responses contained in the Late Sheet appended to these minutes:
 - a. The Trees and Landscaping Officer provided no objections
 - b. 64 Silver End Road objected to the new fence due to loss of light.
 - c. Additional objections from No. 80 Silver End Road were read out to the Committee]