

## Item No. 14

<b>APPLICATION NUMBER</b>	<b>CB/17/04312/FULL</b>
<b>LOCATION</b>	<b>Land at 11 and rear of 13 The Ridgeway, Flitwick, Bedford, MK45 1DH</b>
<b>PROPOSAL</b>	<b>Erection of one bungalow and one two storey house with access off Durham Close</b>
<b>PARISH</b>	<b>Flitwick</b>
<b>WARD</b>	<b>Flitwick</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Mrs Chapman, Gomm &amp; Turner</b>
<b>CASE OFFICER</b>	<b>Judy Martin</b>
<b>DATE REGISTERED</b>	<b>11 October 2017</b>
<b>EXPIRY DATE</b>	<b>06 December 2017</b>
<b>APPLICANT</b>	<b>Acorn Building Services (Luton) Ltd.</b>
<b>AGENT</b>	<b>JRT Architectural Design Ltd.</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called in by Cllr Turner for the following reasons:</b> <ul style="list-style-type: none"><li>• Loss of amenity</li><li>• Highways safety grounds</li><li>• Impact on landscape</li></ul> <b>Current house wrongly numbered on plans and current plans do not show the adjacent building site</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Recommended for Approval</b>

### **Recommendation:**

That Planning Permission be approved subject to the following:

### **RECOMMENDED 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 **Notwithstanding the details shown, development shall not begin until details of the junction of the proposed vehicular access with the highway have been submitted to and approved in writing by the Local Planning Authority and no building shall be occupied until the junction has been constructed in accordance with the approved details.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises.

**This pre-commencement condition is necessary in order to ensure that no unnecessary harm is caused by the commencement of development works.**

- 3 **No development shall take place until details of the existing and final ground and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

**Reason: The condition must be discharged prior to commencement to ensure that an acceptable relationship results between the new development and adjacent buildings in the interests of the amenity of neighbouring occupiers.**

**(Policies SC14 & DM3, CSDMP and Section 7, NPPF)**

- 4 No part of the development hereby permitted shall be first occupied until details of the construction and surfacing of the on site vehicular access have been submitted to and approved in writing by the Local Planning Authority. These details shall include arrangements for surface water drainage 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 acceptable parking of vehicles outside highway limits .

(Section 4, NPPF)

- 5 No construction work on the walls and roofs of the development shall take place, notwithstanding the details submitted with the application, until 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 development in the interests of the visual amenities of the locality.

(Policies CS14 & DM3, CSDMP and Section 7, NPPF)

- 6 A scheme shall be submitted for approval in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before any of the dwellings are occupied and shall be retained thereafter.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.

(Policies CS14 & DM3, CSDMP and Section 7, NPPF)

- 7 Prior to the occupation of any dwelling on the site, a scheme for the provision of waste receptacles for each dwelling shall be submitted to and agreed in writing by the Local Planning Authority. The receptacles shall be provided before occupation takes place.

Reason: In the interest of residential amenity and to reduce waste generation in accordance with the Councils's Minerals and Waste Local Plan 2014, Policy WSP5 and the adopted SPD "Managing Waste in New Developments" (2006).

- 8 Notwithstanding the provisions of Part 1, Class A, B or C of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or roof extensions to the dwellings hereby permitted shall be carried out without the grant of further specific planning permission from the Local Planning Authority.

Reason: To control the external appearance of the buildings in the interests of the amenities of the area and of neighbouring occupiers.  
(Policies CS14 & DM3, CSDMP and Section 7, NPPF)

- 9 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 additional windows shall be inserted into the rear elevation of plot 1 without the grant of further specific planning permission from the Local Planning Authority.

Reason: To protect the privacy of neighbouring residents.  
(Section 7, NPPF)

- 10 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans (Location Plan; elevations & ground floor plan (plot 1); elevations & ground floor plans (plot 2); block plan; block plan showing adjacent development)

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. 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 Highways Department. Upon receipt of this Notice of Planning Approval, the applicant is advised to seek approval from the Local Planning Authority for details of the proposed vehicular access junction in accordance with condition 2. Upon formal approval of details, 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.

3. To fully discharge condition 1 the applicant should provide evidence to the Local Planning Authority that Bedfordshire Highways have undertaken the construction in accordance with the approved plan, before the development is brought into use.
4. The applicant is advised that parking for contractor's vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 03003008049. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of construction of the development hereby approved.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, 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.