

Item No. 13

APPLICATION NUMBER	CB/18/00083/FULL
LOCATION	53 Northwood End Road, Haynes, Bedford, MK45 3QB
PROPOSAL	Proposed single storey front and rear extension with a double storey side extension with integral garage. Demolish existing garage and shed
PARISH	Haynes
WARD	Houghton Conquest & Haynes
WARD COUNCILLORS	Cllr Mrs Barker
CASE OFFICER	Michael Allen
DATE REGISTERED	30 January 2018
EXPIRY DATE	27 March 2018
APPLICANT	Mr Bennett
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Barker due to the development; causing an overbearing impact and loss of privacy to No. 53A, resulting in over development of site, being of poor design that would cause a harmful impact on the character of the area and therefore being contrary to policy.
RECOMMENDED DECISION	Full Application - Recommended for Approval

Recommendation:

That Planning Permission be **GRANTED** 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 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

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.

(Policy DM3 of the Core Strategy and Development Management Policies (2009) and Section 7, NPPF).

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL 100 Rev B, PL 101 Rev A, PL 102, PL 200 Rev D, PL 201 Rev D PL 202 Rev F and PL 203.

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

- 4 Development shall not begin until a scheme detailing the parking arrangement, surfacing, boundary treatment and refuse storage has been approved by the Local Planning Authority and the said scheme shall be delivered within 12 months of the approval of those details.

Reason: To safeguard the interest of the general public and the highway authority and to manage works on the public highway in accordance with the Highway Act.

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 6, 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.