

## Item No. 8

**APPLICATION NUMBER** CB/18/02832/FULL  
**LOCATION** 55 Woburn Street, Ampthill, Bedford, MK45 2HX  
**PROPOSAL** Erection of two storey rear extension  
**PARISH** Ampthill  
**WARD** Ampthill  
**WARD COUNCILLORS** Cllrs Duckett, Blair & Downing  
**CASE OFFICER** Sarah Fortune  
**DATE REGISTERED** 08 August 2018  
**EXPIRY DATE** 03 October 2018  
**APPLICANT** Ms Whitehead  
**AGENT** Aragon Land & Planning Ltd  
**REASON FOR COMMITTEE TO DETERMINE** Application called in by Cllr Duckett

**RECOMMENDED DECISION** Recommended for Refusal

### Recommendation:

That Planning Permission be **APPROVED** 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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 18-012-1010A, 18-012-1000C, 18-012-1030, 18-012-1020A, 18-012-1000B, 18-012-1010D, 18-012-1020C.

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

### INFORMATIVE NOTES TO APPLICANT

**Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.**

- 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 In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.

**3 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 the Development Management Committee overturning the Officers recommended decision. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.