

Item No. 13**SCHEDULE B**

APPLICATION NUMBER	SB/09/00115/TP
LOCATION	MOAT HALL, 36 MOOR END, EATON BRAY, DUNSTABLE, LU6 2H
PROPOSAL	RETENTION OF DORMER WINDOWS TO FRONT AND REAR ROOFSLOPES OF GARAGE
PARISH	EATON BRAY
WARD & COUNCILLORS	Eaton Bray Cllr K Janes
CASE OFFICER	Alan Robertson
DATE REGISTERED	18th February 2009
EXPIRY DATE	15th April 2009
APPLICANT	Mr D Provan
AGENT	Paul Lambert Associates Limited
REASON FOR COMMITTEE TO DETERMINE	OBJECTION FROM EATON BRAY PARISH COUNCIL – OVERDEVELOPMENT AND CONCERN AS TO WORDING ON APPLICATION
RECOMMENDED DECISION	GRANT PLANNING PERMISSION

APPROVE Planning Permission for the development set out above subject to the following conditions:

1. The building as extended shall only be used for purposes ancillary to the residential use and occupation of the dwelling known as Moat Hall, 36 Moor End, Eaton Bray and shall not be used as a separate or self-contained dwelling unit.

REASON: To control the use of the building in the interests of amenity and to prevent the establishment of a separate residential unit.

2. This permission relates only to the details shown on the Site Location Plan and Drawing No. 2333-01 received 18/02/2009 or to any subsequent appropriately endorsed revised plan.

REASON: To identify the approved plans and to avoid doubt.

Notes to Applicant

1. In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011

and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

Regional Spatial Strategy

East of England Plan (May 2008)

ENV7 (Quality in the Built Environment)

South Bedfordshire Local Plan Review

BE8 (Design and Environmental Considerations)

H8 (Extensions to Dwellings)

H13 (Extensions to Dwellings in the Green Belt)

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. 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.
4. This permission is granted under the provisions of Section 73A of the Town and Country Planning Act 1990.

[Notes: (1) In advance of consideration of the Application the Committee was advised of additional consultation/publicity responses as follows:

38 Moor End – Would have taken the opportunity to speak at the Committee but was unable to attend. Did speak at a previous meeting but found the experience most humiliating. Following the building works Moat Hall was a much larger, much higher house. There was also a garage with dormers which was an odd way to describe offices over a garage.

(2) In advance of consideration of the Application the Committee received a representation made under the Public Participation Scheme.]