

PLANNING DECISIONS – 9th March 2016

App No	Address	Detail	Stotfold Town Council Comments	Central Beds Council Decision
CB/15/04552/FULL	4 Kingsway	Conversion of existing dwelling to create two dwellings	Object on the grounds that the proposal is considered to be overdevelopment of the site, there is inadequate off-road parking provision, out of keeping with surrounding properties and would be detrimental to the street scene by creating a terrace in a street of semi-detached properties	Approved 27/01/16
CB/15/04521/FULL	The Coach & Horses	Extension to rear of public house to provide covered seating area. Extension to first floor flat, internal alterations and refurbishment of external finishes and windows	No objections	Approved 21/01/16
CB/15/04428/FULL	4 Trinity Road	Erection of single storey rear extension	No objections	Approved 11/01/16
CB/15/04066/FULL	Land adj to 1 Prince Charles Avenue	Dwelling with side garage	Object on the following grounds: the proposal by reason of its size and siting would result in an undesirable and unacceptable form of overdevelopment such that it would have an adverse impact on the character of the area, and it would have an overbearing and adverse impact on the amenities, outlook and privacy of adjoining dwellings, particularly being on an already elevated position relative to adjacent Queen Street properties. It is considered an unacceptable bulk for adjoining neighbouring properties in Queen Street and the entrance to this estate. The proposal fails to make adequate provision for off street parking and if permitted would lead to an increase in on street	Approved 21/12/15

			parking or a vehicle overhanging the footpath thereby resulting in obstruction and additional hazards for users of Prince Charles Avenue. The proposed development would exceed the site quota of dwellings for the site, as permitted by the Inspector at the planning enquiry. We also note that the plans accompanying the application show the use of a neighbour's land.	
CB/15/04375/FULL	20 Baldock Road	Two storey side extension, first floor rear extension and single storey rear extension including changing rear flat roof to pitched roof	No objections, however the windows above the garage should match the existing style of windows to maintain the street scene.	Approved 05/01/16
CB/15/02999/FULL	Conservative Club	Erection of 6 No. 3 bedroom dwellings and change of use of land from A3 to C3 and relocation of access to 90 Regent Street	We feel that the amendments to the submitted plans are so minor that we repeat our previous comments - Object to this proposal as we consider it to be an overdevelopment of the site. Vehicles entering and leaving each dwelling will cause increased traffic and pedestrian safety issues - multiple vehicles crossing a well-used footway, emergence of traffic onto an already busy road, adjacent to a cross-road junction (Regent Street/Common Road/The Green). Should the proposal be approved, we revert to our previous comment for this site, requiring double yellow lines are placed on Regent Street outside the proposed dwellings to preserve the vision splay.	Approved 11/01/16
CB/15/03158/VOC	The Pig & Whistle	Variation of conditions to planning application CB/14/01589/FULL.	No objections, however we request that Highways check and confirm that the proposed entrance island meets with their approval.	Approved 18/01/16

CB/15/04599/FULL	15 Mill Close	Single storey side and rear extension	No objections	Approved 10/02/16
CB/15/04631/FULL	35 Mowbray Crescent	Two storey rear extension	No objections	Approved 08/02/16

APPROVAL CONDITIONS

Hard copies of Decision Notices are available in the office.