



Clerk to the Council

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10<sup>th</sup> July 2022

Email to: [planning@centralbedfordshire.gov.uk](mailto:planning@centralbedfordshire.gov.uk)

Dear Fenella

|                               |                                                                  |
|-------------------------------|------------------------------------------------------------------|
| <b><u>Application No:</u></b> | <b>CB/22/01721/FULL</b>                                          |
| <b><u>Location:</u></b>       | <b>67 HOLYWELL ROAD, STUDHAM LU6 2PE</b>                         |
| <b><u>Proposal:</u></b>       | <b>Proposed detached garden room to rear of garden AMENDMENT</b> |

Members of the Studham Parish Council reviewed the above application documents on Monday 4th July 2022.

We note that the proposed location of the garden room/outbuilding has been moved from the rear of the garden to a position just behind the dwelling house.

Due to the revised location being close to the likely patio/outside space areas of the adjacent houses, Studham Parish Council can only be supportive of this application if both adjacent neighbours (to 67 Holywell Road) are happy with the proposal.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Sally Harrop'.

Sally Harrop  
Clerk to Studham Parish Council



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32 The Orchard  
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Benjamin Keen  
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10<sup>th</sup> July 2022

Email to: [planning@centralbedfordshire.gov.uk](mailto:planning@centralbedfordshire.gov.uk)

Dear Benjamin

|                               |                                                                                                                                                                                                                                                                        |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Application No:</u></b> | CB/22/01946/VOC                                                                                                                                                                                                                                                        |
| <b><u>Location:</u></b>       | GREENWOOD, 15 OAKWAY, STUDHAM LU6 2PE                                                                                                                                                                                                                                  |
| <b><u>Proposal:</u></b>       | Variation of condition number 6 of planning permission<br>CB/19/04233/FULL (Single storey rear extension) Amendment to main<br>front entrance area and approval of as built roof scape elements<br>including skylights levels and additional gas flue (retrospective). |

Members of the Studham Parish Council reviewed the above application documents in detail on Monday 4<sup>th</sup> July 2022.

The Parish Council is aware that there have been ongoing issues relating to both the dwelling extension and the building works within the rear garden at 15 Oakway in Studham. As such the position needs to be considered carefully by Central Bedfordshire ("CBC"), particularly as this is the second Variation request.

The various plans/elevations have been reviewed by the Councillors.

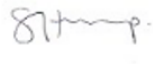
To start with, we note that this is a "retrospective" planning application. As a rule, Studham Parish Council do not like such "retrospective" applications as we expect development works to follow and be in accordance with the original planning consent (unless amended before building works commence). Accordingly, it is for CBC's Planning Department to first determine

whether or not the dwelling extension has been built in accordance with the original planning consent. From the information we have reviewed, it seems that there have been several noticeable changes including the size/location of the dormer window and the central extension in terms of height/size.

Studham Parish Council feels that these and all other unauthorised changes should be altered to reflect the original planning consent.

In terms of the front entrance area, Studham Parish Council have no material issue. As to the rear roof gas flue extraction, does it have to be in this location? If not, it should be moved away from the boundary edge.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'S Harrop'.

Sally Harrop  
Clerk to Studham Parish Council