

Item No. 14

APPLICATION NUMBER	CB/16/02089/FULL
LOCATION	1 Fox Dells, Dunstable, LU6 3LD
PROPOSAL	Proposed single storey extension to garage and kitchen and second storey extension to bedroom
PARISH	Dunstable
WARD	Dunstable Watling
WARD COUNCILLORS	Cllrs Hollick & Young
CASE OFFICER	Thomas Mead
DATE REGISTERED	17 May 2016
EXPIRY DATE	12 July 2016
APPLICANT	Mr Ghent
AGENT	Mr Collins
REASON FOR COMMITTEE TO DETERMINE	The application is made on behalf of a Ward Councillor
RECOMMENDED DECISION	Full application recommended for Approval

Reasons for Recommendation

The principle of enlargements and alterations of an existing residential dwelling and attached garage are acceptable. The development would not result in an unacceptable impact on the character of the area, an adverse impact on the residential amenity of neighbouring properties or highway safety. Therefore subject to conditions, the proposed development is in conformity with Policies BE8 and H8 of the South Bedfordshire Local Plan Review (2004); and The National Planning Policy Framework.

Site Location:

The application site consists of a two storey detached dwellinghouse and its curtilage located to the west of Fox Dells, and to the north of Mentmore Crescent, Dunstable.

To the northeast of the site is the dwellinghouse known as No. 2 Fox Dells, and to the northwest is No. 52 Mentmore Crescent. To the southeast of the site are Nos. 14 and 15 Fox Dells, and to the south and south west are Nos. 84, 86 and 88 Mentmore Crescent.

The Application:

The applications seeks planning permission for the construction of a part single storey rear extension and part first floor rear extension above an existing single storey extension. The application also seeks permission for a single storey extension to the rear of the garage, and to the side of the wall forming the side elevation of the original dwellinghouse.

The proposed rear enlargements would both project 2.5 metres beyond the wall forming the rear elevation of the original dwellinghouse. The first floor aspect of the rear extension would have a height of 7 metres, and an eaves height of 5.1 metres.

The single storey aspect of the enlargement would have a height 3.7 metres, and an eaves height of 2.8 metres. The single storey garage extension would project a further 2.7 metres beyond the rear wall of the existing garage, and would occupy the same width as the existing garage.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

South Bedfordshire Local Plan Review Policies

- BE8 Design Considerations
- H8 Control of Extensions to Dwellings

Having regard to the National Planning Policy Framework, the age of the plan and the general consistency with the NPPF, policies BE8 & H8 are still given significant weight.

Development Strategy

At the meeting of Full Council on 19 November 2015 it was resolved to withdraw the Development Strategy. Preparation of the Central Bedfordshire Local Plan has begun. A substantial volume of evidence gathered over a number of years will help support this document. These technical papers are consistent with the spirit of the NPPF and therefore will remain on our website as material considerations which may inform further development management decisions.

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

- 7 Householder Alterations and Extensions

Relevant Planning History:

Case Reference	SB/84/00830/FULL
Location	1, FOXDELLS, DUNSTABLE.
Proposal	ERECTION OF SINGLE-STOREY FRONT EXTENSION AND CONVERSION OF GARAGE
Decision	Full Application - Granted
Decision Date	31/08/1984

Case Reference	SB/78/01724/FULL
Location	1, FOX DELLS, DUNSTABLE.
Proposal	RESITING OF 1.83m (6FT) HIGH SCREEN FENCE
Decision	Full Application - Granted
Decision Date	19/12/1978

Consultees:

Dunstable Town Council No response received at time of writing report.

Other Representations:

Neighbours No response received at time of writing report.

Considerations

1. Character and Appearance of the Area

- 1.1 The proposed enlargements and alterations to the dwellinghouse and attached garage would be highly visible from the public realm and would alter the character and appearance of the building. There is no objection to the principle of the development, subject to this not causing harm to the character and appearance of the area.
- 1.2 The first floor aspect of the rear extension is set down and back from the ridge of the dwellinghouse, and features a modest projection, and the single storey aspect also features a modest projection and is small in scale. The single storey garage extension has a flat roof and would be considered a modest enlargement. Therefore, all aspects of the proposed development would appear as subservient additions to the host dwellinghouse, in accordance with design principles outlined within the Central Bedfordshire Design Guide (2014). Furthermore; the proposed external materials are considered to be acceptable within the context of safeguarding the visual amenities of the locality.
- 1.3 Therefore for the reasons outlined above subject to the imposition of conditions that would ensure the external materials used are acceptable in the context of the site, it is considered that the proposed development would not cause harm to the character and appearance of the area, in accordance with Policies BE8 and H8 of the South Bedfordshire Local Plan Review (2004) and the National Planning Policy Framework. The proposed development would further accord with the Central Bedfordshire Design Guide (2014).

2. Amenity and Living Conditions of Occupiers of Neighbouring Dwellings

- 2.1 When considering the scale, nature and location of the proposed development it is considered that the principal dwelling to be effected by the proposed development would be No. 2 Fox Dells
- 2.2 The application site is set back from No. 2 Fox Dells. When considering the scale and modest projection of the proposed development and the separation between proposed development and the neighbouring dwellinghouse No. 2, it is considered in accordance with the 45 degree rule of thumb and orientation of the sun, that the proposed development would not cause an unacceptable degree of loss of light, outlook or overbearing impacts upon this neighbouring dwelling.

Furthermore, there would be no form of fenestration in the side elevation of the dwellinghouse that would provide an unacceptable view directly facing or overlooking the immediate amenity space of No. 2, and therefore would not cause an unacceptable loss of privacy to the neighbouring dwelling known as No. 2 Fox Dells.
- 2.3
- 2.4 Due to the significant separation between the proposed development, and neighbouring dwellings Nos. 52, 84, 86 and 88 Mentmore Crescent and Nos. 14 and 15 Fox Dells, it is considered that the proposed development as a whole would not cause an unacceptable loss of light, outlook, privacy or overbearing impacts upon any of these neighbouring dwellings.

- 2.5 Therefore, for the reasons outlined above, it is considered that the proposed development would not cause harm to the amenity or the living conditions of

any neighbouring dwelling, in accordance with Policies BE8 and H8 of the South Bedfordshire Local Plan Review (2004) and the National Planning Policy Framework. The proposed development would further accord with the Central Bedfordshire Design Guide (2014).

3. Equality and Human Rights

- 3.1 Based on information submitted there are no known issues raised in the context of Human Rights/ The Equalities Act 2010 and as such there would be no relevant implications.

Recommendation:

That Planning Permission be GRANTED subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 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.

(Policies BE8 and H8, SBLPR (2004) 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 16004 - PL100, 16004 - PL101, 16004 - EX100, 16004 - EX101, 16004 - SP100 and 16004 - SP101

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

INFORMATIVE NOTES TO APPLICANT

1. 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 South Bedfordshire Local Plan Review (SBLPR) and the National Planning Policy Framework (NPPF).

2. 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.

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 5, Article 35

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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.

DECISION

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