

Item No. 09

APPLICATION NUMBER	CB/17/01397/FULL
LOCATION	25 Dunstable Road, Houghton Regis, Dunstable, LU5 5DB
PROPOSAL	A side, two storey extension on the footprint of a demolished garage with a single storey flat roofed rear 3 metre infill addition and loft conversion (Resubmission CB/16/02087/FULL)
PARISH	Houghton Regis
WARD	Houghton Hall
WARD COUNCILLORS	Cllrs Mrs Goodchild & Kane
CASE OFFICER	Aimee Matthews
DATE REGISTERED	14 March 2017
EXPIRY DATE	09 May 2017
APPLICANT	Mr M Matwicki
AGENT	Soarbond Ltd
REASON FOR COMMITTEE TO DETERMINE	Call in Cllr Goodchild 'I do not believe that the changes made to the plans would resolve the light issue to the neighbour's property which was the reason why you refused the previous application CB/16/02087/Full'
RECOMMENDED DECISION	Full Application - Recommended for Approval

Reason for Recommendation

The application is recommended for approval. The proposal has been amended to address the concerns of the previous application and therefore, the application as proposed is considered to comply with section 7 of the National Planning Policy Framework, policies BE8 and H8 of the South Bedfordshire Local Plan Review and the Central Bedfordshire Design Guide.

Site Location:

The application site is a semi detached bungalow located to the east of Dunstable Road, Houghton Regis. To the north of the site is No. 23 Dunstable Road and to the south are Nos. 27, 29, 31 and 33;and 34 Cemetery Road to the rear.

The Application:

The application seeks planning permission for the construction of a single storey rear extension, side (replacing the existing garage) and rear extension, roof extension and loft conversion with rear dormer.

The rear extension would measure 3m in depth, 11.65m wide and have a height of 2.6m.

The roof would be extended by 2.4m and the dormer would measure 3m deep, 9.2m wide and have a height of 2m.

The alterations would create an enlarged sitting room, kitchen and utility room on the ground floor, two bedrooms, a bathroom and office at first floor.

The application is a revision to refused planning application CB/16/02087/FULL.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

South Bedfordshire Local Plan Review

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	CB/16/04763/LDCP
Location	25 Dunstable Road, Houghton Regis, Dunstable, LU5 5DB
Proposal	Lawful Development Certificate Proposed - To construct using materials as shown on drawings a rear single storey ground floor extension and a loft conversion within the existing roof loft space forming a rear facing mansard (Resubmission of CB/16/01888/LDCP)
Decision	Lawful Dev - Proposed - Granted
Decision Date	02/12/2016

Case Reference	CB/16/02087/FULL
Location	25 Dunstable Road, Houghton Regis, Dunstable, LU5 5DB
Proposal	A side, two storey extension on the footprint of a demolished garage with a single storey flat roofed rear 3 metre infill addition
Decision	Full Application - Refused
Decision Date	05/09/2016

Case Reference	CB/16/01888/LDCP
Location	25 Dunstable Road, Houghton Regis, Dunstable, LU5 5DB
Proposal	Lawful Development Certificate Proposed: Erection of single storey ground floor extension and loft conversion.
Decision	Lawful Development Certificate - Refused
Decision Date	23/06/2016

Consultees:

Houghton Regis Town Council - None received at present.

Other Representations:

Neighbours - None received at present.

Considerations

1. Character and Appearance of the Area

Due to the location of the proposed one and a half storey side extension, the proposed development would be visible from the public realm and from the highway, however, it would not be considered to appear as overly prominent from the public domain. The roof line of the existing bungalow would be continued which in this case is considered an appropriate design given the moderate scale of the proposal. The proposal would be set back over a metre from the boundary at first floor level. Given the existing buildline at ground floor level runs up to the boundary, the replacement garage would not be considered an inappropriate design. Due to the scale and modest projection of the proposed development, and being set away from the side boundary at first floor level, it is considered that as a whole, it would appear as a subservient addition to the host dwellinghouse, in accordance with design principles outlined within the Central Bedfordshire Design Guide (2014).

Therefore, subject to conditions that would ensure the materials used for the construction of the proposed development would match those of the host dwellinghouse, it is considered that the proposed development would not cause harm to the character and appearance of the area, in accordance with Policies H8 and BE8, of the South Bedfordshire Local Plan Review, Section 7 of the NPPF and the Central Bedfordshire Design Guide (2014).

2. Amenity and Living Condition of Occupiers of Neighbouring Dwellings

The boundary of the application site adjoins No's 23, 27, 29, 31 and 33 Dunstable Road and 34 Cemetery Road to the rear.

At the time for writing, no objections have been received but it is noted that the consultation period has not passed. The Committee will be updated regarding any comments received.

In the previous application objection was raised to the proposal due to the impact on light to the neighbouring property No. 23 Dunstable Road. The

application site forms the other half of the semi detached and is situated to the south of No. 23 Dunstable Road. The application follows the issuing of a Lawful Development Certificate for Proposed Development in 02/12/2016 for a single storey rear extension and rear dormer as, detailed above. The amended scheme submitted as this application follows the line of the proposed extension as submitted for the Lawful Development Certificate, in that the roof of the single storey rear extension would be a flat roof and not pitched as previously proposed and refused. Acknowledging that the roof pitch has been replaced by a flat roof and that the extension as proposed which would sit against the boundary of No. 23 could be built under permitted development, the proposed scheme is not considered to cause any greater harm than that which is already permitted.

The proposal would not have a detrimental impact on 34 Cemetery Road to the rear, No.27, 29, 31, or 33 to the south due to the scale and existing separation gaps. The only side windows proposed in the south elevation are narrow windows set up high in the wall and serve the garage which is a non-habitable room. As such the proposal is not considered to have a detrimental impact on the amenity of these neighbouring properties by way of a loss of light, loss of privacy or an overbearing impact.

The proposal is therefore considered to be in accordance with policy BE8 of the South Bedfordshire Local Plan Review and the Central Bedfordshire Design Guide.

3. Other Issues / Equality and Human Rights

Human Rights issues:

The proposal raises no Human Rights issues.

Equality Act 2010:

The proposal raises no issues under the Equality Act 2010.

Recommendation:

That Planning Permission be GRANTED for the following reason:

RECOMMENDED 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 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 & H8, SBLPR 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 1420-01, 1420-02, 1420-03, 1420-04, 1420-05, 1420-06, 1420-07, 1420-21 Rev A, 1420-22 Rev A, 1420-23, 1420-24 Rev A, 1402-25 Rev A and 1420-26 Rev A.

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 6, Article 35

The applicant and the Council engaged in discussion at pre-application stage to address the concerns of previous application CB/16/02087/FULL. The applicant and the Council have 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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