

**Item No. 9****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/09/05299/FULL</b>
<b>LOCATION</b>	<b>99 Chiltern Road, Dunstable, LU6 1ET</b>
<b>PROPOSAL</b>	<b>Erection of single storey front, single storey rear and two storey side extensions, formation of vehicular access and construction of raised decking to rear</b>
<b>PARISH</b>	<b>Dunstable</b>
<b>WARD</b>	<b>Northfields</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Jeanette Freeman &amp; Julian Murray</b>
<b>CASE OFFICER</b>	<b>Simon Barnett</b>
<b>DATE REGISTERED</b>	<b>17 July 2009</b>
<b>EXPIRY DATE</b>	<b>11 September 2009</b>
<b>APPLICANT</b>	<b>Dr A Chater</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Application site includes highway land under the control of Central Bedfordshire Council</b>
<b>RECOMMENDED DECISION</b>	<b>Grant Planning Permission</b>

**Site Location:**

The application site comprises the curtilage of number 99 Chiltern Road, a detached two-storey dwellinghouse located within the north-west quadrant of Dunstable. The site is a corner plot located on the southern side of the junction of Beech Green with Chiltern Road. The site is flanked to the west by number 21 Beech Green and to the south by number 101 Chiltern Road.

**The Application:**

Permission is sought for the erection of a front porch, part single, part two-storey side and single storey rear extension, which would, in part replace, an existing conservatory which currently wraps around the side and rear of the dwelling. The application also includes the formation of a vehicular crossover from Chiltern Road and the installation of raised decking to the rear.

At ground floor level the extension would have a width to the side of 4.5 metres, a width to the rear of 10.4 metres and a projection to the rear of 3.5 metres. The single storey elements to the front and rear would have lean-to roofs. The front porch would measure 1.9 metres wide by 1.5 metres deep of which 0.5 metres would project to the front of the existing dwelling. The first floor element to the side would measure 4.5 metres wide by 5.3 metres deep with a subordinate hipped roof.

**RELEVANT POLICIES:****National Policies (PPG & PPS)**

PPS1 - Delivering Sustainable Development

PPG13 - Transport

**Regional Spatial Strategy****East of England Plan (May 2008)**

ENV7 - Quality in the Built Environment

## **South Bedfordshire Local Plan Review Policies**

H8 - Extensions to Dwellings

BE8 - Design Considerations

T10 - Parking

### **PLANNING HISTORY:**

SB/TP/80/0750 - Permission for erection of boundary wall.

SB/TP/87/0876 - Refusal for erection of two-storey garage, store and granny annexe.

SB/TP/91/0791 - Withdrawn application for single storey annexe extension.

SB/TP/08/0693 - Refusal for erection of two-storey side and single storey rear extension.

SB/TP/08/0887 - Permission for erection of two-storey side and single storey rear extension and formation of vehicular access.

### **Representations:**

#### **(Parish & Neighbours)**

Town Council            No objections.

Neighbours            No representations received.

### **Consultations/Publicity responses**

Highways            Comments will be reported at the Meeting.

### **Determining Issues**

The main issues considered relevant in the determination of this application are:

1. Design & Appearance;
2. Impact on Residential Amenity;
3. Highway Safety.

### **Considerations**

#### **1. Design & Appearance**

The application site is located in a prominent corner location whereby any development to the side of the existing dwelling has the potential to give rise to a significant impact on the streetscene. The proposal shows the first floor element of the proposed side extension set some 3.5 metres back from the principal elevation of the dwelling and whilst the extension would be a clearly visible feature within the streetscene, it is considered it would not be so unduly prominent and visually assertive to warrant refusal. The proposed porch and rear extension are in design terms considered to be well related to the existing dwelling and would be in keeping with the area.

#### **2. Impact on Residential Amenity**

The proposed extensions, by virtue of their size and siting, would not have an adverse affect upon the residential amenities of the occupiers of neighbouring properties. The proposed raised decking to the rear would be screened from the adjacent property by a substantial outbuilding sited on the common boundary.

#### **3. Highway Safety**

The application includes the formation of a vehicular crossover from Chiltern Road to serve an existing parking area currently accessed by 'bumping' over the existing raised kerbs from both Chiltern Road and Beech Green. This element of the scheme is similar to that previously approved which was considered acceptable by the Highway Officer subject to the imposition of appropriate conditions.

## Reasons for Granting

The proposal accords with both the provisions of relevant national guidance and all relevant planning policies within the Development Plan and there are no material considerations that dictate any other decision should be made.

## Recommendation

That Planning Permission be **GRANTED** subject to the following:

- 1 The development 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 **Development shall not begin until details of the junction of the proposed vehicular access with the highway have been approved by the Local Planning Authority and the extension not be used until the junction has been constructed in accordance with the approved details.**  
**REASON: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises.**
- 3 New external facing and roofing materials shall match those of the existing building as closely as possible.  
REASON: To ensure that the development is in keeping with the existing building.  
(Policies BE8 & H8, S.B.L.P.R).
- 4 With the exception of the raised decking to the rear no other part of any of the works hereby granted planning permission shall be used as a balcony, roof garden, terrace or other sitting out area or for any other similar purpose.  
REASON: To protect the privacy of the occupiers of adjoining properties.  
(Policies BE8 & H8, S.B.L.P.R).
- 5 Before the access is first brought into use a triangular vision splay shall be provided on each side of the new access and shall measure 1.8m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.8m measured into the site at right angles to the same line along the side of the new access drive. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.  
REASON: To provide adequate visibility between the existing highway and the proposed access, and to make the access safe and convenient for the traffic which is likely to use it.
- 6 Before the extensions are first occupied, all on site vehicular areas shall be surfaced in accordance with a scheme submitted to and approved in writing by the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.  
REASON: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

- 7 This permission relates only to the details shown on Drawing No. BDL/EXT/207 Rev.D Pages 3 of 7, 4 of 7, 5 of 7 & 7 of 7 received 30/06/09 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**

ENV7 - Quality in the Built Environment

**South Bedfordshire Local Plan Review**

H8 - Extensions to Residential Properties

BE8 - Design and Environmental Considerations

T10 - Parking

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. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Highway Engineer, Central Bedfordshire Council, PO Box 1395, Bedford, MK42 5AN. The applicant is also advised that if any of the works associated with the construction of vehicular access affects or requires the removal and/or relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.

### DECISION

.....  
.....