

**Item No. 8****SCHEDULE A**

<b>APPLICATION NUMBER</b>	<b>CB/09/05723/TP</b>
<b>LOCATION</b>	<b>Hambleton, Dunstable Road, Studham, Dunstable, LU6 2QJ</b>
<b>PROPOSAL</b>	<b>Erection of two storey side extension (Revised application CB/09/05198/TP)</b>
<b>PARISH</b>	<b>Studham</b>
<b>WARD</b>	<b>South West Bedfordshire</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Ken Janes &amp; Cllr Marion Mustoe</b>
<b>CASE OFFICER</b>	<b>Simon Barnett</b>
<b>DATE REGISTERED</b>	<b>12 August 2009</b>
<b>EXPIRY DATE</b>	<b>07 October 2009</b>
<b>APPLICANT</b>	<b>Mr &amp; Mrs Hadland</b>
<b>AGENT</b>	<b>A P Whiteley Consultants Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called in by Ward Councillor Janes</b>
<b>RECOMMENDED DECISION</b>	<b>Refuse Planning Permission</b>

**Site Location:**

The property is a much altered detached dwelling located to the west of Dunstable Road. The site is flanked to the north by 'The Glen', to the west (rear) by 'Hill Top' and to the south by open fields.

**The Application:**

Planning permission is sought for the erection of a two-storey side extension with the first floor accommodation being located in the roofspace with a rear (south) facing dormer window. The extension would have a footprint measuring 5.0 metres wide by 6.5 metres deep with a pitched roof that would be slightly subordinate to that of the existing dwelling.

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

PPS1 - Delivering Sustainable Development  
PPG2 - Green Belts  
PPS7 - Sustainable Development in Rural Areas

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

ENV7 - Quality in the Built Environment

**Bedfordshire Structure Plan 2011**

7 - Areas of Great Landscape Value

**South Bedfordshire Local Plan Review Policies**

H8 - Extensions to Dwellings  
H13 - Extensions to Dwellings in GB

NE3 - Control of Development in AGLV  
BE8 - Design Considerations

## **Planning History**

### Under previous name of 'Deneley'

LRD/50/33 - Permission for erection of single storey rear extension.

SB/TP/83/0021 - Refusal for construction of cattery building. Appeal withdrawn.

SB/TP/84/0958 - Permission for erection of replacement detached garage.

SB/TP/85/0210 - Permission for refurbishment and extension to existing 2 bedroom bungalow to form 4 bedroom house.

SB/TP/97/0919 - Refusal for erection of two-storey side extension.

SB/TP/02/0168 - Permission for erection of conservatory to rear.

### As 'Hambleton'

SB/TP/060823 - Permission for erection of first floor rear extension, rear balcony and installation of dormer window to side.

## **Representations (Parish & Neighbours):**

Parish Council: No objection.

Neighbours: None received.

## **Consultations/Publicity responses**

None received.

## **Determining Issues**

The main issues considered to the determination of this application are:

1. Principle of Development;
2. Design & Appearance; and
3. Impact on Residential Amenity.

## **Considerations**

### **1. Principle of Development**

The application site is washed over by the Green Belt, where both national and local planning policy make provision for extensions to dwellings where they would be 'modest and proportionate, having regard to the original dwelling'.

The dwelling on the site has previously been significantly altered and extended, particularly in the mid 1980's when it was enlarged from being a two-bedroom bungalow to a four bedroom dwelling. These works have resulted in the footprint of the dwelling being cumulatively increased by approximately 53% over and above that originally built, and the overall floorspace being some two-and-a-half times larger than the original dwelling. The proposed extensions would result in the footprint of built development being increased to 93% larger than that of the original dwelling with the overall floorspace being increased to almost three-and-a-half times that of the original dwelling. Such a level of enlargement cannot be considered as being either modest or proportionate, and therefore clearly represents inappropriate development in Green Belt, that is by definition harmful to openness and contrary to the provisions of both PPG2 and Policy H13 of the Local Plan.

The applicant has submitted a Design and Access Statement in which he draws attention to recent planning decisions in relation to other properties in the locality. However it is a well established principle that each and every planning application is judged on its own merits having regard to the particular circumstances of the site.

Accordingly it is considered that the planning permissions referred to are not of particular relevance and do not constitute any reason to grant planning permission for development that is clearly contrary to long established planning policy.

**2. Design & Appearance**

The site is located within both the Chilterns Area of Outstanding Natural Beauty and a designated Area of Great Landscape Value but in terms of design and impact on visual amenity, the proposed works are acceptable.

**3. Impact on Residential Amenity**

The proposal has been designed such that the proposed works would not have any significant impact on the living conditions of the occupiers of adjacent dwellings.

**Recommendation: that Planning Permission be REFUSED for the following:**

- 1 The site lies within the South Bedfordshire Green Belt and the proposed extensions would, taken together with the previous extensions to this property, result in a dwelling extended to a cumulatively disproportionate degree having regard to the level of restraint appropriate within the Green Belt. The proposal therefore represents inappropriate development, harmful to the openness of the Green Belt, and contrary to the advice contained within Planning Policy Guidance Note 2: 'Green Belts' and Policy H13 of the South Bedfordshire Local Plan Review.

**DECISION**

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