

Item No. 9**SCHEDULE C**

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

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.

[Note In advance of the consideration of the application, the Committee were advised of consultation received as set out in the late sheet appended to these minutes.]