

SCHEDULE C

APPLICATION NUMBER	CB/10/01168/REG3
LOCATION	95 Beecroft Way, Dunstable, LU6 1EF
PROPOSAL	Erection of single storey rear extension
PARISH	Dunstable
WARD	Northfields
WARD COUNCILLORS	Cllrs Jeanette Freeman & Julian Murray
CASE OFFICER	Abel Bunu
DATE REGISTERED	12 April 2010
EXPIRY DATE	07 June 2010
APPLICANT	Central Bedfordshire Council
AGENT	Central Bedfordshire Council
REASON FOR COMMITTEE TO DETERMINE	Applicant is a Council employee
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The application property is a two storey semi-detached house which lies on the south side of Beecroft Way. The property is flanked by numbers 93 and 97 on the east and west respectively. To the rear are numbers 62 and 64 Worthington Road.

The Application:

Seeks permission for the retention of an L-shaped single storey rear extension measuring approximately 3.3 metres deep on the side adjacent to number 93 and 5.2 metres wide at the rear. The longer side which connects the extension to the host dwelling measures approximately 5 metres deep. Sitting under a tiled and hipped roof which measures approximately 3.4 metres in height, the extension is set back from the eastern boundary of the property by about 0.3 metre and from the western boundary by about 3.6 metres. The extension occupies part of the footprint of a shed that was demolished to create room for the new development which provides a bedroom, bathroom and rear entrance hallway.

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS1 - Delivering Sustainable Development

Regional Spatial Strategy

East of England Plan (May 2008)

ENV7 - Quality in the Built Environment

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

Bedfordshire Structure Plan 2011

None saved.

South Bedfordshire Local Plan Review Policies

BE8 - Design Considerations

H8 - Extensions to Dwellings

Supplementary Planning Guidance

None.

Planning History

None.

Representations: (Parish & Neighbours)

Dunstable Town Council: No objection.

Neighbours: None received.

Consultations/Publicity responses

None received.

Determining Issues

The main considerations of the application are:

- 1. Impact on the appearance of the surrounding area**
- 2. Impact on residential amenity**
- 3. Other matters**

Considerations

1. Impact on the appearance of the surrounding area

The principal guidance for assessing applications for extensions to dwellings is contained in Policy H8 of the adopted local plan which requires, among other things, that new developments should, be well related to the existing building, not result in harm to residential amenity and take into account the setting of the existing building by retaining adequate separation distances between buildings. It is considered that by reason of its size and siting, the extension satisfies the policy criteria for extensions to dwellings and is not in conflict with national, regional and local plan design policies.

2. Residential amenity

The extension is considered modest and adequately separated from the adjoining properties such that it does not appear overbearing when viewed from the rear gardens of these neighbouring properties. Furthermore, no windows have been inserted in the flank elevations hence no additional overlooking and loss of privacy would result from this development. Taking these factors into

account, it is considered that the extension is not harmful to residential amenity.

3. Other matters

The extension comprises a bedroom, combined toilet and shower room and a hallway linking it to the main dwelling. The applicant states that the extension is required for a disabled member of the family. It is nevertheless considered reasonable to attach a condition to the planning permission to prevent the future use of this extension as a separate dwelling.

Reasons for Granting

The development is not in conflict with national, regional and local plan policies.

Recommendation

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

- 1 The development hereby permitted shall only be used as an annexe/extension to the dwelling and shall not be occupied as a separate or self-contained dwelling unit.
REASON: To prevent the establishment of a separate residential unit.
(Policy BE8 S.B.L.P.R).
- 2 This permission relates only to the details shown on the Site Location Plan, Floor Plan and Elevation Drawings received 30/03/10 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plans and to avoid doubt.

Notes to Applicant

1. This permission is granted under the provisions of Section 73A of the Town and Country Planning Act 1990.
2. 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

ENV7 - Quality in the Built Environment

South Bedfordshire Local Plan Review

BE8 - Design Considerations

H8 - Controlling Extensions to Dwellings

3. 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).

- 4. 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.

DECISION

.....

.....