

Item No. 11**SCHEDULE B**

APPLICATION NUMBER	CB/11/02433/FULL
LOCATION	146 Castle Hill Road, Totternhoe, Dunstable, LU6 1QG
PROPOSAL	Single storey side extension and loft conversion which incorporates 2 front dormers and a side bay window.
PARISH	Totternhoe
WARD	Eaton Bray
WARD COUNCILLORS	Cllr Mrs Mustoe
CASE OFFICER	Nicola McPhee
DATE REGISTERED	14 July 2011
EXPIRY DATE	08 September 2011
APPLICANT	Mr & Mrs Gajewski
AGENT	SKETCH3D Design & Drafting
REASON FOR COMMITTEE TO DETERMINE	Ward Councillor call-in as property already considerably enlarged; development out of character with cottage; and porch would block right of way for caravans to enter registered site to rear.
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The application property is a two-storey, detached dwelling on Castle Hill Road, Totternhoe. The application dwelling is within the South Bedfordshire Green Belt. The dwelling is flanked by 144 and 148 Castle Hill Road, and at the rear of the property is green open space, including a site for the stationing of a caravan, also owned by the applicant. There has previously been a two-storey rear extension at this property approved in 1981.

The Application:

Permission is sought for a single storey side extension to provide a w/c and porch which would take the form of a tiled canopy supported by a pillar.

Permission is also sought for two dormer windows to the front elevation (facing the road) and a small first floor bay window to the left hand side elevation.

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

PPS1 - Delivering Sustainable Development
PPG2 - Green Belts
PPS3 - Housing

Regional Spatial Strategy East of England Plan (May 2008)

ENV7 - Quality in the Built Environment

Bedfordshire Structure Plan 2011

None

South Bedfordshire Local Plan Review Policies

BE8 - Design Considerations
H13 - Extensions to Dwellings in GB

Supplementary Planning Guidance

Central Bedfordshire Design Guide 2010

Planning History

Application:	Planning	Number:	SB/07/00169
Validated:	27/02/2007	Type:	Full Application
Status:	Decided	Date:	19/04/2007
Summary:		Decision:	Grant Planning Permission
Description:	ERECTION OF FRONT PORCH (REVISED APPLICATION SB/TP/06/1217)		

Application:	Planning	Number:	SB/06/01217
Validated:	24/10/2006	Type:	Full Application
Status:	Appeal Decided	Date:	19/12/2006
Summary:		Decision:	Refuse Planning Permission
Description:	ERECTION OF FRONT PORCH AND RETENTION OF BOUNDARY BRICK WALL WITH PIERS.		

Application:	Planning	Number:	SB/78/00122
Validated:		Type:	
Status:	Received	Date:	09/03/1978
Summary:	Unknown	Decision:	Grant Planning Permission
Description:	CONSTRUCTION OF VEHICULAR ACCESS		

Application:	Planning	Number:	SB/81/00721
Validated:		Type:	
Status:	Received	Date:	06/08/1981
Summary:	Unknown	Decision:	Grant Planning Permission
Description:	TEMPORARY SITING OF MOBILE HOME		

Application:	Planning	Number:	SB/81/00722
Validated:		Type:	
Status:	Received	Date:	26/08/1981
Summary:	Unknown	Decision:	Grant Planning Permission
Description:	ERECTION OF A TWO STOREY REAR EXTENSION		

Representations: (Parish & Neighbours)

Parish/Town Council None received to date.

Neighbours None received to date.

Consultations/Publicity responses

Not received to date.

Determining Issues

The main considerations of the application are;

1. Principle of Development
2. Green Belt
3. Design Considerations
4. Access

Considerations

1. Principle of Development

The principle of the porch was agreed in 2007, with a similar application for a porch of 4.2m by 2.1m being approved. That permission has now expired, but remains a significant material consideration.

2. Green Belt

The property is washed over by the Green Belt, hence the main consideration is whether or not the proposal amounts to inappropriate development in the Green Belt and, if so, whether there are any 'very special circumstances' sufficient to outweigh the harm by reason of inappropriateness, and any other harm, including harm to the character and appearance of the Area of Outstanding Natural Beauty(AONB).

Policy H13 states that extensions to dwellings in the Green Belt will only be permitted providing that they are modest in scale and do not result in disproportionate cumulative addition over and above the size of the original building, having regard to the need to maintain the openness and protect the visual amenities of the Green Belt.

The extension would result in a cumulative footprint increase of 45% including the previously approved part two storey, part first floor rear extension approved in 1981.

In considering the effect of a proposed extension on the openness of the Green Belt, considering the location of the existing dwelling and its relationship to other development in the vicinity, the proposed loft conversion would be accommodated by way of two small dormer windows which would fit modestly within the roof slope, not harmful to the openness of the Green Belt or character of the street scene.

The proposed porch and dormers would not be considered as a disproportionate extension to a Green Belt property and would be in conformity with Policy H13 of the South Bedfordshire Local Plan Review 2004.

3. Design Considerations

The proposed porch and two small dormers are all considered to be acceptable

in design, in character with the property and would not have any detrimental impact on the amenities of the occupiers of adjoining properties. The development would thereby be in conformity with Policy BE8 of the Local Plan Review.

4. Access

The question of the useability of the access for caravans has been raised by the Ward Councillor, however the porch is proposed on land within the applicant's ownership and control and a very similar porch was approved in 2007 and therefore the principle of development has already been agreed and circumstances have not changed to justify refusal of the application.

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 New external facing 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).

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 11025-10, 11025-20, 11025-90, 11025-100, 11025-70, 11025-80, 11025-110, 11025-111, 11025-61, 11025-62, 11025-112, 11025-113, 11025-30, 11025-40, 11025-50 & 11025-60.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed development would not result in a disproportionate addition to a Green Belt property and would not have a detrimental impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and therefore by reason of its size and design is in conformity with; Policies BE8 & H13 of the South Bedfordshire Local Plan Review 2004, Policy ENV 7 in the East of England Plan (May 2008) and Planning Policy Statement 1 (2005), Planning Policy Statement 3 (2006), Planning Policy Statement 2 (1995) and it is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010.

Notes to Applicant

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, 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:

East of England Plan (May 2008)

ENV7 - Quality in the Built Environment

Milton Keynes and South Midlands Sub-Regional Strategy

None

Bedfordshire Structure Plan 2011

None

South Bedfordshire Local Plan Review

BE8 - Design Considerations

H13 - Extensions in the Green Belt

2. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, 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.

DECISION

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