

## **Item No. 10**

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| <b>APPLICATION NUMBER</b>                | <b>CB/12/02192/FULL</b>  |
| <b>LOCATION</b>                          | <b>1 Carlisle Close, Dunstable, LU6 3PH</b>  |
| <b>PROPOSAL</b>                          | <b>Ground floor front wrap around roof &amp; raise roof to form loft accommodation</b> |
| <b>PARISH</b>                            | <b>Dunstable</b>   |
| <b>WARD</b>                              | <b>Dunstable Watling</b>   |
| <b>WARD COUNCILLORS</b>                  | <b>Cllrs Hollick &amp; Miss Sparrow</b>  |
| <b>CASE OFFICER</b>                      | <b>Donna Lavender</b>  |
| <b>DATE REGISTERED</b>                   | <b>21 June 2012</b>  |
| <b>EXPIRY DATE</b>                       | <b>16 August 2012</b>  |
| <b>APPLICANT</b>                         | <b>Mr Hollick</b>  |
| <b>AGENT</b>                             | <b>SKETCH3D Design &amp; Drafting</b>  |
| <b>REASON FOR COMMITTEE TO DETERMINE</b> | <b>Applicant is a Ward Councillor</b>  |
| <b>RECOMMENDED DECISION</b>              | <b>Full Application - Granted</b>  |

### **Site Location:**

The application site consists of a link-detached two storey dwellinghouse located on Carlisle Close in the town of Dunstable. The site is flanked to the north by 2 Carlisle Close and to the south by 34 Borrowdale Avenue. Dunstable Downs golf course is located to the rear of the application site.

### **The Application:**

Permission is sought for construction of a mono-pitched roof canopy to the principal elevation and a gable roof design porch canopy, for the increase of the existing ridge height of the main dwellinghouse and installation of velux windows to the principal elevation roof slope and three dormer windows to the rear roofslope.

The proposed mono-pitched front canopy would measure approximately 5.6 metres in width, 1.4 metres in depth and would have an overall height of 3.2 metres. The proposed porch canopy would measure approximately 1 metre in depth, 2.5 metres in width and would have an overall height of 3.2 metres.

The ridge height would be increased by some 1.1 metres making an overall height of 8.1 metres from ground level. Four velux windows are proposed to the front roofslope each measuring 0.7 metres in height by 0.9 metres in width.

Three dormer windows proposed to the rear roofslope would vary in size. One larger dormer would be proposed to the mid-section of the rear roofslope measuring approximately 2.5 metres in width, 3.3 metres in depth and would have an overall height of 2.6 metres incorporating a gable roof design. Two smaller dormer windows are proposed either side of the larger dormer each measuring approximately 1.6 metres in width, 2.5 metres in depth and would have an overall height of 2 metres also incorporating gable roof designs.

## RELEVANT POLICIES:

### National Planning Policy Framework (March 2012)

#### Regional Spatial Strategy

#### East of England Plan (May 2008)

ENV7 (Quality in the Built Environment)

SS1 (Achieving Sustainable Development)

T14 (Parking)

### Bedfordshire Structure Plan 2011

None

### South Bedfordshire Local Plan Review Policies

BE8 Design Considerations

H8 Extensions to Dwellings

T10 Parking - New Development

*(Having regard to the National Planning Policy Framework, the age of the plan and the general consistency with the NPPF, policies BE8 & H8 are still given significant weight. Policy T10 is afforded less weight.)*

### Supplementary Planning Guidance

Central Bedfordshire Design Guide: A Guide for Development 2010

### Planning History

|                     |   |                  |                           |
|---------------------|---|------------------|---------------------------|
| <b>Application:</b> | Planning                                  | <b>Number:</b>   | SB/83/00229               |
| <b>Validated:</b>   | 15/03/1983                                | <b>Type:</b>     | Full Application          |
| <b>Status:</b>      | Decided                                   | <b>Date:</b>     | 20/04/1983                |
| <b>Summary:</b>     |   | <b>Decision:</b> | Grant Planning Permission |
| <b>Description:</b> | FIRST FLOOR AND TWO STOREY SIDE EXTENSION |                  |                           |

|                     |  |                  |                           |
|---------------------|--|------------------|---------------------------|
| <b>Application:</b> | Planning   | <b>Number:</b>   | SB/96/00853               |
| <b>Validated:</b>   | 06/11/1996   | <b>Type:</b>     | Full Application          |
| <b>Status:</b>      | Decided  | <b>Date:</b>     | 12/12/1996                |
| <b>Summary:</b>     |  | <b>Decision:</b> | Grant Planning Permission |
| <b>Description:</b> | ERECTION OF SINGLE STOREY SIDE EXTENSION AND REAR CONSERVATORY |                  |                           |

### Representations:

#### (Parish & Neighbours)

Town Council                      Dunstable Town Council (11/07/12) - No Objection

Neighbours                      None

### Consultations/Publicity responses

1. CBC Highways Officer (16/07/12) -              No Objection

### Determining Issues

The main considerations of the application are;

1.        **Design Considerations**
2.        **Impact on the Residential Amenity**
3.        **Highway Safety & Parking Considerations**

## **Considerations**

### **1. Design Considerations**

The proposed canopies are consistent in terms of design and scale to forward facing developments within the locality and therefore would not appear obtrusive or out of character when considered within the context of the streetscene.

The proposed increase in ridge height is considered to be modest and due to the staggered nature of properties within the locality and the application sites set back situation within the streetscene, it is considered that the proposed increased ridge height would not appear obtrusive or overbearing.

The proposed velux windows would normally be considered to be permitted development and they are of a scale that would not appear visually intrusive. The proposed dormer windows would not be largely visible within the streetscene due to their siting and scale however they are considered to be of a modest scale and sympathetic design that would seek to compliment and enhance the host dwellinghouse.

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

Due to the siting and scale of the proposed canopies, there would be no adverse impact on the occupiers of the adjacent dwellinghouses in terms of loss of light or overshadowing.

Due to the adequate separation between the application site and any adjacent property and the staggered row siting of properties within the area, there would be no adverse impact on the local residential amenity in terms of overbearing impact or loss of light.

The proposed veluxes and dormers would have no resultant impact on the amenity in terms of any mutual overlooking concerns and no other windows are proposed to be installed into any elevation which would result in mutual overlooking concerns.

### **3. Highway Safety & Parking Considerations**

The application proposes a “wrap around roof” to the existing ground floor and raising the roof level on the upper floor to enable the loft to be converted to form additional accommodation. The net effect of the proposal will be to increase the number of bedrooms from 4 to 5. No changes are proposed to the means of access and the on-site parking provision is retained at three spaces. This complies with the Council’s standards for a five bedroom property. The proposed development is therefore unlikely to have an impact on the local road network once it is completed. On this basis, the Highways Officer has raised no objection to the granting of this 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 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 12006, 12006-10 Rev A, 12006-20, 12006-30, 12006-40, 12006-41, 12006-50, 12006-60, 12006-70, 12006-80, 12006-90, 12006-91, 12006-92, 12006-93 & 12006-94..

Reason: For the avoidance of doubt.

### **Reasons for Granting**

The proposed front canopies, increased ridge height and velux and dormer windows would not have a detrimental impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and would not be prejudicial to highway safety, therefore by reason of their siting, design and location, they are in conformity with Policy ENV7 of the East of England Plan (May 2008); Policies BE8 and H8 of the South Bedfordshire Local Plan Review 2004 and having regard to the National Planning Policy Framework (2012). They are further in conformity with the technical guidance Design in Central Bedfordshire, Residential Extensions 2010.

### **Notes to Applicant**

1. 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).
2. 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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