

Item No. 10

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

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.