

Item No. 8

APPLICATION NUMBER	CB/13/00867/FULL
LOCATION	30 Beecroft Way, Dunstable, LU6 1EE
PROPOSAL	Single storey rear extension
PARISH	Dunstable
WARD	Dunstable Northfields
WARD COUNCILLORS	Cllrs Mrs Green & Murray
CASE OFFICER	Debbie Willcox
DATE REGISTERED	07 March 2013
EXPIRY DATE	02 May 2013
APPLICANT	Miss Sharon Cochrane
AGENT	Mr Ian Johnson
REASON FOR COMMITTEE TO DETERMINE	The agent is an officer of the Council
RECOMMENDED DECISION	Full Application - Approval

Recommended Reasons for Granting

The proposed single storey rear extension, by reason of its siting, scale and design would complement and harmonise with the local surroundings and would not result in a loss of light or overshadowing as considered by policies BE8 & H8 of the South Bedfordshire Local Plan Review 2004; policy 43 of the emerging Development Strategy for Central Bedfordshire and having regard to the National Planning Policy Framework (2012). It is further in conformity with the technical guidance Design in Central Bedfordshire, Residential Extensions 2010.

Site Location:

The site comprises a two storey semi-detached dwelling located on the corner of Beecroft Way and Beech Green in Dunstable. The surrounding properties are residential in character. The dwelling has an existing single storey rear extension.

The Application:

The application seeks planning permission for the demolition of the existing single storey rear extension and the construction of a new single storey rear extension, to measure 3.75m deep by 7.75m wide. The roof would comprise a gently sloping monopitch with an eaves height of 2.4m and a ridge height of 3.4m. The extension would comprise an extended lounge and kitchen.

RELEVANT POLICIES:

National Planning Policy Framework (2012)

South Bedfordshire Local Plan Review Policies

BE8 Design Considerations

H8 Extensions to Dwellings

(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.)

Development Strategy for Central Bedfordshire

Policy 43: High Quality Development

(Having regard to the National Planning Policy Framework, significant weight is given to the policies contained within the emerging Development Strategy for Central Bedfordshire, which is consistent with the NPPF. The draft Development Strategy is due to be submitted to the Secretary of State in May 2013.)

Supplementary Planning Guidance

Central Bedfordshire Design Guide: A Guide for Development:

Design Supplement 4: Residential Extensions and Alterations, 2010

Planning History

None

Representations:

(Parish & Neighbours)

Dunstable Town
Council

Awaiting response at time of drafting the report.

Neighbours

No responses received at the time of drafting the report.

Consultations/Publicity responses

None

Determining Issues

The main considerations of the application are;

- 1. Design Considerations**
- 2. Impact on Residential Amenity**
- 3. Other Issues**

Considerations

1. Design Considerations

The proposed extension is simple in design and would relate acceptably to the subject dwelling and the wider area. In scale the proposed extension would not dominate the subject dwelling. It is therefore considered that the proposal would accord with policies BE8 and H8 of the South Bedfordshire Local Plan Review, policy 43 of the emerging Development Strategy for Central Bedfordshire and The Council's Design Supplement 4: Residential Alterations and Extensions.

2. Impact on Residential Amenity

An analysis of the likely impact on the attached neighbour at No. 32 Beecroft Way has been carried out. Although the extension would block a horizontal 45 degree line taken from the midpoint of the rear window of No. 32, it would not block a vertical 45 degree line taken from the midpoint of the same window. The Council's Design Supplement 4: Residential Alterations and Extensions states that in these circumstances the impact of the proposal may still be acceptable. The proposed extension would be located due north of the window and would therefore not result in the loss of direct sunlight or overshadowing of the window, furthermore, the extension is relatively modest in both depth and height and would therefore not appear overbearing, so it is considered that the impact upon the occupiers of No. 32 would be within acceptable limits. It is also noted that under the permitted development regime an extension could be built that would have to be 0.75m shallower, but could be 0.6m higher, which would block both horizontal and vertical 45 degree lines from the neighbouring window and would therefore appear more overbearing than the current proposal.

The proposal would have no impact upon the amenity of any other neighbouring occupiers. It is therefore considered that the proposal would conform with the policies detailed above.

3. Other Issues

Human Rights issues

The proposal would raise no Human Rights issues.

Equality Act 2010

The proposal would raise no issues under the Equality Act.

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 The external finish of the walls and roofing materials to be used for the extension shall match that of the existing building as closely as possible.

Reason: To ensure that the development is in keeping with the existing building.
(Policies BE8 & H8, SBLPR and Policy 43, DSCB)
- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1, 2, 3, 4, 5, 6, 7, 8.

Reason: For the avoidance of doubt.

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 South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
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.

Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

DECISION

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