

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.

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.

NOTE

In advance of the consideration of the application the Committee were advised that no objections were received from Dunstable Town Council and that no responses had been received from the public consultation.