

Item No. 19

APPLICATION NUMBER	CB/13/01838/FULL
LOCATION	1 Carlisle Close, Dunstable, LU6 3PH
PROPOSAL	Front dormer (Extension to approved loft conversion CB/12/02192/FULL)
PARISH	Dunstable
WARD	Dunstable Watling
WARD COUNCILLORS	Cllrs Hollick & Miss Sparrow
CASE OFFICER	Nicola Darcy
DATE REGISTERED	29 May 2013
EXPIRY DATE	24 July 2013
APPLICANT	Mr Hollick
AGENT	SKETCH3D Design & Drafting
REASON FOR COMMITTEE TO DETERMINE	Applicant is an Elected Member
RECOMMENDED DECISION	Full Application - Approval

Recommended Reasons for Granting

The proposal would not have a detrimental impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its site, design and location, is in conformity with Policies BE8, H8 and T10 of the South Bedfordshire Local Plan Review 2004, Policies 27 and 43 of the emerging Development Strategy for Central Bedfordshire and the National Planning Policy Framework. It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010.

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:

Planning permission was granted last year for a loft conversion with associated rear dormer windows and velux windows (12/02192).

Permission is sought for the addition of a pitched roof front facing dormer window of 2.4m in width, similar in design to dormer windows granted for the rear roof plane of the dwelling.

Relevant Policies:

National Planning Policy Framework (2012)

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).

Development Strategy for Central Bedfordshire

Policy 27: Car Parking

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 June 2013.

Supplementary Planning Guidance

Central Bedfordshire Design Guide: A Guide for Development:

Design Supplement 4: Residential Extensions and Alterations, 2010

Local Transport Plan: Appendix F - Parking Standards

Central Bedfordshire Design Guide: A Guide for Development 2010

Planning History

Application:	Planning	Number:	SB/83/00229
Validated:	15/03/1983	Type:	Full Application
Status:	Decided	Date:	20/04/1983
Summary:		Decision:	Grant Planning Permission
Description:	FIRST FLOOR AND TWO STOREY SIDE EXTENSION		
Application:	Planning	Number:	SB/96/00853
Validated:	06/11/1996	Type:	Full Application
Status:	Decided	Date:	12/12/1996
Summary:		Decision:	Grant Planning Permission
Description:	ERECTION OF SINGLE STOREY SIDE EXTENSION AND REAR CONSERVATORY		
Application:	Planning	Number:	CB/12/02192/FULL
Validated:	21/06/2012	Type:	Full Application
Status:	Decided	Date:	16/08/2012
Summary:		Decision:	Full Application - Granted
Description:	Ground floor front wrap around roof & raise roof to form loft accommodation		

Representations: (Parish & Neighbours)

Town Council Response to follow on Late Sheet

Neighbours Response to follow on Late Sheet

Consultations/Publicity responses

CBC Highways Officer Response to follow on Late Sheet

Determining Issues

The main considerations of the application are;

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

Considerations

1. Design Considerations

The proposed front dormer is consistent in terms of design and scale to the rear dormers and therefore would not appear obtrusive or out of character when considered within the context of the host dwelling.

The proposed velux windows would normally be considered to be permitted development and they are of a scale that would not appear visually intrusive.

2. Impact on the Residential Amenity

The proposed front dormer 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

There would be no additional bedrooms proposed as a result of the development and as such, there would be no impact upon Highway Safety.

4. 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 2010

Recommendation

That Planning Permission be GRANTED subject to the following:

RECOMMENDED CONDITIONS

- 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 and Policy 43 D.S.C.B).

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 13018-10 Rev A, 13018-20, 13018-30, 13018-40, 13018-50, 13018-60, 13018-70, 13018-80, 13018-90 & 13018-91.

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

It is recommended that planning permission be 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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