

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.

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.

[Note: Prior to consideration of the application the Committee were advised that the Town Council had no objections to the Planning Application.]