

Item No. 09

APPLICATION NUMBER	CB/14/04656/FULL
LOCATION	2 Lakefield Avenue, Toddington, Dunstable, LU5 6DB
PROPOSAL	Demolition of sun room and utility. Erection of rear extension, front extensions and pitched roof to front.
PARISH	Toddington
WARD	Toddington
WARD COUNCILLORS	Cllrs Costin & Nicols
CASE OFFICER	Judy Self
DATE REGISTERED	27 November 2014
EXPIRY DATE	22 January 2015
APPLICANT	Mr & Mrs N Costin
AGENT	Lewis Building Consultancy Services Ltd
REASON FOR COMMITTEE TO DETERMINE	The applicant is a Ward Member
RECOMMENDED DECISION	Approval is recommended

Summary of Recommendation

No harm to the character and appearance of the area is considered to arise nor harm to residential amenity by means of loss of light, overbearing impact, or loss of privacy. As such the proposal is considered to accord with the Design Guide for Central Bedfordshire; Policy BE8 of the South Bedfordshire Local Plan Review Policies and Policy 43 of the Emerging Development Strategy for Central Bedfordshire.

Site Location:

The application site is a semi detached bungalow which is located on the north side of Lakefield Avenue in Toddington.

The Application:

Following the demolition of the existing sun/utility room planning permission is being sought for the following:

- Erection of a rear extension which spans the width of the dwelling to a depth of 3.5m (max) and height of 2.4m;
- 2 x small front extensions;
- Pitched roof to the existing flat roof section of the main dwelling.

The proposed development will accommodate a number of internal changes which will provide for a new layout and accommodate third bedroom.

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 1: Presumption in favour of Sustainable Development

Policy 43: High Quality Development

Having regard to the National Planning Policy Framework, 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 was submitted to the Secretary of State on 24th October.

Technical Planning Guidance

- Revised Design Guide for Central Bedfordshire 2014 (DS4: Residential Alterations and extensions);
- Central Bedfordshire Local Transport Plan: Appendix F : Parking Strategy (Adopted in October 2012 by the Executive for Development Management Purposes)

Planning History

Case Reference	CB/10/03102/FULL
Location	2 Lakefield Avenue, Toddington, Dunstable, LU5 6DB
Proposal	Erection of single storey rear extension
Decision	Full Application - Granted
Decision Date	21/10/2010

Representations: (Parish & Neighbours)

Toddington Parish Council Any comments received to be reported on the late sheet

Adjacent Occupiers Any comments received to be reported on the late sheet

Site Notice Posted 12/12/14

Consultations/Publicity responses

Highways Officer Comments to be reported on the late sheet

Determining Issues

The main considerations of the application are;

1. Visual impact upon the character and appearance of the area
2. Impact on neighbouring amenity
3. Other issues

Considerations

1. *Character and Appearance of the Area*

The proposed development to the front of the dwelling is modest in scale and in-keeping with the Council's design guidance. No harm to the character and appearance of the area would result.

2. *Impact on residential amenity*

The principle properties that may be affected by the proposal are nos. 1 and 3 Lakefield Avenue. All other properties are adequately well removed so as not to be affected.

The proposed development to the front of the property is modest in scale and will not result in any loss of residential amenity.

The adjoining property (no. 1 Lakefield Avenue) has been extended to the rear and the proposed development would not extend beyond this. No harm to residential amenity is considered to arise by means of loss of light, overbearing impact, or loss of privacy.

No. 3 Lakefield Avenue is slightly set back on the application site and is set away from the side (common) boundary. Given the degree of separation no harm to residential amenity is considered to arise by means of loss of light, overbearing impact, or loss of privacy.

3. *Other issues*

Human Rights issues

The development has been assessed in the context of the Human Rights and would have no relevant implications.

Equality Act 2010

The development has been assessed in the context of the Equality Act 2010 and would have no relevant implications.

Recommendation

That Planning Permission be granted subject to the following:

RECOMMENDED CONDITIONS

- 1 The development hereby permitted 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 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

Reason: To safeguard the appearance of the completed development by

ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality.
(Policy 43, DSCB)

- 3 This approval relates only to the details shown on the submitted plan, number 14:14:01

Reason: To identify the approved plan and to avoid doubt.

Notes to Applicant

- 1. 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.

- 2. **Will a new extension affect your Council Tax Charge?**

The rate of Council Tax you pay depends on which valuation band your home is placed in. This is determined by the market value of your home as at 1 April 1991.

Your property's Council Tax band may change if the property is extended. The Council Tax band will only change when a relevant transaction takes place. For example, if you sell your property after extending it, the new owner may have to pay a higher band of Council Tax. If however you add an annexe to your property, the Valuation Office Agency may decide that the annexe should be banded separately for Council Tax. If this happens, you will have to start paying Council Tax for the annexe as soon as it is completed. If the annexe is occupied by a relative of the residents of the main dwelling, it may qualify for a Council Tax discount or exemption. Contact the Council for advice on **0300 300 8306**.

The website link is:

www.centralbedfordshire.gov.uk/council-and-democracy/spending/council-tax/council-tax-charges-bands.aspx

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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