

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.

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.

- 4 No development shall take place until details of a scheme showing the provision of a minimum of two off-street parking spaces to serve the extended dwelling have been submitted to and approved by the Local Planning Authority. The details to be approved shall include the proposed materials for construction and arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway. The approved scheme shall be implemented and made available for use before the development hereby permitted is occupied and that area shall not be used for any other purpose.

Reason: To enable vehicles to draw off and park clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway

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.