

Item No. 08**SCHEDULE A**

APPLICATION NUMBER	CB/09/05143/TP
LOCATION	Haybury Lodge 20A Lanes End, Heath And Reach, Leighton Buzzard, LU7 0AE
PROPOSAL	Construction of balcony with new rear entrance and external stairs.
PARISH	Heath & Reach
WARD	Plantation
WARD COUNCILLORS	Cllr Peter Rawcliffe and Cllr Alan Shadbolt
CASE OFFICER	Donna Stock
DATE REGISTERED	24 June 2009
EXPIRY DATE	19 August 2009
APPLICANT	Mr White
AGENT	Central Bedfordshire Council
REASON FOR COMMITTEE TO DETERMINE	Objection received from Conservation Officer and Agent member of this Council
RECOMMENDED DECISION	Refuse Planning Permission

REFUSE Planning Permission for the application set out above for the following reasons:

- 1 The proposed development would, because of its size, siting and unsympathetic design and materials, be out of character with the existing dwelling and other similar properties in the locality, harmful to the visual amenity of the street scene, of nearby residents and to the overall character and appearance of the Heath and Reach Conservation Area. The proposal is therefore contrary to national guidance set out in PPG15 and to Policies H8 and BE8 of the South Bedfordshire Local Plan Review.
- 2 The proposed development would, because of its size, bulk, siting and unsympathetic design, appear unduly obtrusive and would result in an unacceptable amount of overlooking of the adjoining properties 17 and 18 Emu Close. The proposal is therefore contrary to the principles of good design as set out in national guidance within Planning Policy Statement 1, 'Delivering Sustainable Development' and to Policies BE8 and H8 of the South Bedfordshire Local Plan Review.