

**Item No. 10****SCHEDULE A**

<b>APPLICATION NUMBER</b>	<b>CB/09/06668/FULL</b>
<b>LOCATION</b>	<b>Conway, Oldhill Wood, Studham, Dunstable, LU6 2NE</b>
<b>PROPOSAL</b>	<b>Alterations to garage roof (amendment to approved application CB/09/05112/FULL).</b>
<b>PARISH</b>	<b>Whipsnade</b>
<b>WARD</b>	<b>South West Bedfordshire</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Ken Janes &amp; Cllr Marion Mustoe</b>
<b>CASE OFFICER</b>	<b>Simon Barnett</b>
<b>DATE REGISTERED</b>	<b>26 November 2009</b>
<b>EXPIRY DATE</b>	<b>21 January 2010</b>
<b>APPLICANT</b>	<b>Mr A Brewer</b>
<b>AGENT</b>	<b>Briffa Philips Architects</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called in by Cllr Mrs Mustoe</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Refused</b>

**Recommendation: that Planning Permission be REFUSED for the following:**

- 1 The garage roof as proposed to be modified would by virtue of its incongruous design, bulk and massing, appear out of character with the building and have a harmful affect on the visual amenities of the streetscene. Furthermore the proposed alterations would result in a replacement dwelling that by virtue of its bulk and massing be both materially larger than, and more intrusive in the landscape than the original dwelling to the detriment of the openness of the Green Belt. The proposed scheme is therefore considered to be inappropriate development within the Green Belt and no very special circumstances have been justified in support of the proposal. The proposal is therefore contrary to the principles of good design set out in Planning Policy Statement 1: Delivering Sustainable Development and Policy BE8 of the South Bedfordshire Local Plan Review and would constitute inappropriate development in the Green Belt contrary to Planning Policy Guidance Note 2: 'Green Belts' and to Policy H14 of the South Bedfordshire Local Plan Review.

**[Notes:**

- (1) In advance of the consideration of the application the Committee noted consultation as set out in the late sheet appended to these Minutes.
- (2) In advance of the consideration of the application, the Committee received representations made under the Public Participation Scheme.]