

APPLICATION NUMBER	CB/09/06810/FULL
LOCATION	20 Mill Road, Cranfield, Bedford, MK43 0JL
PROPOSAL	Full: Erection of 3 no. bedroom detached dwelling.
PARISH	Cranfield
WARD	Cranfield
WARD COUNCILLORS	Cllr Bastable & Cllr Matthews
CASE OFFICER	Julia Ward
DATE REGISTERED	10 December 2009
EXPIRY DATE	04 February 2010
APPLICANT	Mr Chana
AGENT	J & J Architectural & Construction Services Ltd
REASON FOR COMMITTEE TO DETERMINE	Loss of amenity, loss of light, overbearing nature of proposal, poor access and cramped form of development.

**RECOMMENDED
DECISION**

Full Application - Granted

Delegated Application – See Minute No. DM/09/34

That the Director of Sustainable Communities be delegated authority to refuse the application for the following reasons:

1. The Application is not accompanied by any undertaking to provide contributions to local infrastructure as required by the Council's adopted Planning Obligations Strategy, and contrary to policy CS2 of the Core Strategy and Development Management Policies for Central Bedfordshire (North), the Planning Obligations Strategy Supplementary Planning Document (adopted February 2008) and PPS1: Delivering Sustainable Development.
2. The proposal, by reason of its height, scale and massing, would appear unduly prominent and overbearing within the rear garden of 20 Mill Road, and will result in overlooking and loss of privacy to both 20 and 22 Mill Road, having a detrimental impact on the residential amenities of occupiers of adjoining properties. This would be contrary to Policies CS14 and DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire North adopted November 2009.
3. The proposal, by reason of its height, scale, massing and coverage, would result in an overdevelopment of the site creating a poor relationship with the existing dwelling at 20 Mill Road and also to the detriment of the character and appearance of the area. The development is thus contrary to Policies CS14 and DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire North adopted November 2009, to the Design in Central Bedfordshire Design Supplement New Residential Development adopted January 2009 and to PPS: Delivering Sustainable Development.

[Notes:

- (1) In advance of the consideration of the application the Committee were advised of consultation received as set out in the Late sheet attached to these Minutes.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]