

Item No. 19**SCHEDULE B**

APPLICATION NUMBER	CB/10/00330/FULL
LOCATION	4 Owlswood, Sandy, SG19 2SL
PROPOSAL	Full: Two storey side extension
PARISH	Sandy
WARD	Northhill and Blunham
WARD COUNCILLORS	Cllrs Caroline Maudlin & Tricia Turner
CASE OFFICER	Annabel Gammell
DATE REGISTERED	02 February 2010
EXPIRY DATE	30 March 2010
APPLICANT	Mr Patterson
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Cllr Aldis called the application into Committee for the following reasons: Local concerns and impact on the street scene, over development and loss of amenity to neighbours
RECOMMENDED DECISION	Full Application - Granted

Delegated Application – See Minute No. DM/09/67

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

1. The massing of the two storey extension would disrupt the pattern of the buildings and spaces and be highly prominent in view of its close proximity to the junction of Owlswood and Woodpecker Way. As a result the development would cause harm to the character and appearance of the streetscene and it would also unbalance the symmetry of the dwelling. It is therefore contrary to Policy DM3 of the Core Strategy and Development Management Policies 2009.
2. In view of the siting and height of the proposed extension the development would be overbearing on the adjacent property at 2 Owlswood, and would result in a loss of light to their side cloakroom window. The extension would also be overbearing on 41 Woodpecker Way in so far as it would be prominent in the outlook from their side facing ground floor window. The development would therefore be contrary to Policy DM3 of the Core Strategy and Development Management Policies 2009.
3. No additional off street car parking is provided in connection with the increase from 5 to 6 bedrooms and due to the limited driveway space available (two cars clear of the pavement) there would no longer be appropriate provision within the site for the parking of vehicles clear of the road. This would be to the detriment of the safety and convenience of users of the road; as such the proposal is contrary to Policy DM3 of the Core Strategy and Development Management Policies 2009 and section 6.10 of the Council's guidance note Design in Central Bedfordshire, Design Supplement 7 Movement, Streets and Places which requires a minimum of 3 off street parking spaces for dwellings of 4 or more bedrooms.

[Note:

- (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.]