

Item No. 10**SCHEDULE A**

APPLICATION NUMBER	CB/10/01700/FULL
LOCATION	Conway, Oldhill Wood, Studham, Dunstable, LU6 2NE
PROPOSAL	Retention of 4 bed dwelling house as built with alterations to garage roof as previously approved under CB/09/06668/FULL
PARISH	Whipsnade
WARD	South West Bedfordshire
WARD COUNCILLORS	Cllr Ken Janes & Cllr Marion Mustoe
CASE OFFICER	Nicola McPhee
DATE REGISTERED	25 May 2010
EXPIRY DATE	20 July 2010
APPLICANT	Mr A Brewer
AGENT	Briffa Phillips Architects
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Mrs Mustoe.
RECOMMENDED DECISION	Full Application - Refused

Recommendation: that Planning Permission be REFUSED for the following:

- 1 The proposed retention of the unauthorised dwelling would by virtue of its size, 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 proposed scheme is therefore contrary to the advice contained within Planning Policy Guidance Note 2: 'Green Belts' and contrary to the provision of Policy H14 of the South Bedfordshire Local Plan Review.
- 2 The proposed retention of the unauthorised development would result in an overly intrusive and urbanising feature within the semi-rural street scene and which makes a significant contribution towards the designated Oldhill Wood Area of Special Character. It would result in a more urbanised form of built development within the street scene, harmful to its character and that of the locality. The proposal is therefore contrary to Policies BE8 and BE6 of the South Bedfordshire Local Plan Review.

[Note:

1. In advance of 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 consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.]

