

Item No. 13**SCHEDULE B**

APPLICATION NUMBER	CB/10/03477/FULL
LOCATION	2 High Street, Stotfold, Hitchin, SG5 4LL
PROPOSAL	Full: Proposed detached dwelling to the rear garden of existing house
PARISH	Stotfold
WARD	Stotfold & Arleseay
WARD COUNCILLORS	Cllr Dalgarno, Cllr Saunders, Cllr Street & Cllr Turner
CASE OFFICER	Godwin Eweka
DATE REGISTERED	21 September 2010
EXPIRY DATE	16 November 2010
APPLICANT	Mr McNeill
AGENT	Aria Design
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Cllr Turner – Backland development and design, not in keeping with other residential properties
	Full Application - Granted

Delegated Application – See Minute No. DM/10/132

That planning permission be delegated to the Director of Sustainable Communities to refuse the application for the following reasons:-

1. The proposal by reason of its size, siting and design, would result in cramped form of inappropriate backland development harmful to the character and appearance of the surrounding area. As such, the proposal is contrary to Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and Planning Policy Statement (PPS3-Housing).
2. The proposed development by reason of its size, siting and design, would result in an unacceptable loss of amenity by way of loss of light, loss of privacy and overshadowing to adjacent dwellings. As such, the proposal would be contrary to Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

[Notes:- In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.]