

Item No. 14**SCHEDULE C**

APPLICATION NUMBER	CB/10/04516/FULL
LOCATION	19 Ashwell Street, Leighton Buzzard, LU7 1BG
PROPOSAL	Demolition of existing single-storey outbuildings and erection of two-storey rear extension.
PARISH	Leighton-Linslade
WARD	Leighton Linslade Central
WARD COUNCILLORS	Cllrs Bowater, Johnstone, Sharer & Spurr
CASE OFFICER	Richard Castro-Parker
DATE REGISTERED	21 December 2010
EXPIRY DATE	15 February 2011
APPLICANT	Mr C Reading
AGENT	Rosser Morris Ltd
REASON FOR COMMITTEE TO DETERMINE	The applicant is the daughter of Councillor Hopkin
RECOMMENDED DECISION	Full Application - Refused

Recommendation

That Planning Permission be REFUSED subject to the following:

- 1 The proposed two storey rear extension, would by virtue of its siting, size, scale, volume and overall massing appear overbearing and would lead to overshadowing and loss of daylight to the detriment of the occupiers of the adjoining property number 17 Ashwell Street. The proposal thereby represents inappropriate development which is contrary to the principles of good design as set out in the national guidance of PPS1, Delivering Sustainable Development and to Policies BE8, and H8 of the South Bedfordshire Local Plan Review 2004 and also to the Design Guide for Central Bedfordshire.

Notes

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