

Item No. 6

APPLICATION NUMBER	CB/12/03697/FULL
LOCATION	Land Adj to 2 Sandy Lane, Leighton Buzzard, LU7 3BE
PROPOSAL	Demolition of existing detached double garage & construction of a 2 bedroom bungalow, with new access and associated parking
PARISH	Leighton-Linslade
WARD	Leighton Buzzard North
WARD COUNCILLORS	Cllrs Johnstone, Shadbolt & Spurr
CASE OFFICER	Heidi Antrobus
DATE REGISTERED	16 October 2012
EXPIRY DATE	11 December 2012
APPLICANT	Mr & Mrs M Ciancio
AGENT	Lee Butler MRICS
REASON FOR COMMITTEE TO DETERMINE	One of the Applicants is an Employee of Central Bedfordshire Council
RECOMMENDED DECISION	Full Application - Refused

That Planning Permission be REFUSED for the following reasons:

- 1 The proposal would result in a substantial loss of amenity space which currently falls within the curtilage of the semi-detached property of No.2 Sandy Lane. Paragraph 53 of the National Planning Policy Framework (2012) (NPPF) aims to resist inappropriate development of residential gardens. Therefore the principle of the creation of a new 2 bedroom detached bungalow and the associated creation of two new driveways and associated parking areas is not considered as appropriate and would lead to the loss of valuable amenity land and therefore the proposal would not comply with the requirements of the NPPF (2012), Policies BE8 and Policy H2 of the South Bedfordshire Local Plan Review (2004) and the proposal does not meet the requirements of the Central Bedfordshire Council's Supplementary Guidance – Design Supplement 1: New Residential Development (2010).
- 2 The proposal is considered to be out of character with the existing semi-detached property of No. 2 Sandy Lane, the properties along Sandy Lane and the wider street scene of Sandy Lane and Heath Road due to its proposed set forward location on the street scene of Sandy Lane and the substantial loss of a prominent grassed garden fronting Sandy Lane which is also visible from Heath Road due to the prominent corner plot location together with the substantial loss of the rear garden to the existing property of No.2 Sandy Lane in an area that is characterised as having spacious set back frontages and spacious rear gardens. It is therefore considered that the proposal does not meet the requirements of the NPPF (2012), Policies H2 and BE8 of the South Bedfordshire Local Plan Review (2004) and it does not meet the requirements the Central Bedfordshire Council's Supplementary Guidance – Design Supplement 1: New Residential Development (2010).

- 3 The development would be sited too close to the existing common side boundaries of the neighbouring property of No.4 Sandy Lane and the rear side garden boundary of No.299 Heath Road which would be harmful to the residential and visual amenity of neighbouring occupiers. As such the development is contrary to Section 7 of the NPPF (2012), Policy BE8 and H8 of the South Bedfordshire Local Plan Review (2004) and the Central Bedfordshire Council's Supplementary Guidance – Design Supplement 1: New Residential Development (2010).
- 4 The development would have a detrimental impact on the health and stability of the fine Oak tree located directly adjacent to the property boundary on Sandy Lane which is deemed as an important tree. The loss of the tree would lead to a reduction in the visual amenity and character of the area. As such the development is contrary to Section 7 of the NPPF and Policy BE8 of the South Bedfordshire Local Plan Review (2004).

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. The Committee asked that the Highways consider placing a TPO on the Oak Tree outside of 2 Sandy Lane.
3. In advance of consideration of the application the Committee were advised that a letter had been received from the agent regarding the proposed development.
4. In advance of consideration of the application the Committee were advised that an email from Highways regarding Drawing No. 51112, did not alter the opinion of the site.]