

## **Item No. 17**

<b>APPLICATION NUMBER</b>	<b>CB/13/00089/FULL</b>
<b>LOCATION</b>	<b>11 Medley Close, Eaton Bray, Dunstable, LU6 2DX</b>
<b>PROPOSAL</b>	<b>Erection of side dormer bedroom extension and front porch.</b>
<b>PARISH</b>	<b>Eaton Bray</b>
<b>WARD</b>	<b>Eaton Bray</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mrs Mustoe</b>
<b>CASE OFFICER</b>	<b>Nicola Darcy</b>
<b>DATE REGISTERED</b>	<b>09 January 2013</b>
<b>EXPIRY DATE</b>	<b>06 March 2013</b>
<b>APPLICANT</b>	<b>Mr Michael Simkins</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called-in by Cllr Mrs Marion Mustoe for the following reasons:</b> <b>1. Appropriate development</b> <b>2. Modest extension</b> <b>3. Other properties extended in surrounding area</b> <b>4. Not overlooked</b> <b>5. Enhances look of house</b> <b>6. No opposition from neighbours or Parish Council</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Refused</b>

### **Recommendation**

That Planning Permission be REFUSED for the following reason:

- 1 The proposed roof extension would, because of its size, bulk, siting and unsympathetic design, be out of character with the existing dwelling and other similar properties in the locality harmful to the visual amenities of the street scene and of nearby residents. The proposal is therefore contrary to the principles of good design as set out in the National Planning Policy Framework, to Policies BE8 and H8 of the South Bedfordshire Local Plan Review, Policy 43 of the emerging Development Strategy for Central Bedfordshire and technical guidance Design in Central Bedfordshire, A Guide for Development (Supplement 4).

### **Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The applicant was invited to withdraw the application to seek pre-application advice prior to any re-submission but did not agree to this. The Council has

therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

#### NOTE

In advance of the consideration of the Public Participation scheme the Committee received representations made under the Public Participation Scheme.