

Item No. 9

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| APPLICATION NUMBER | CB/14/00213/FULL |
| LOCATION | 46 Maple Way, Kensworth, Dunstable, LU6 3RT |
| PROPOSAL | Construction of a garage on land in front of property. |
| PARISH | Kensworth |
| WARD | Caddington |
| WARD COUNCILLORS | Cllrs Collins & Stay |
| CASE OFFICER | Debbie Willcox |
| DATE REGISTERED | 19 February 2014 |
| EXPIRY DATE | 16 April 2014 |
| APPLICANT | Mr R Hoffman |
| AGENT | |
| REASON FOR COMMITTEE TO DETERMINE | Called in by Ward Councillor Richard Stay for the following reason: The application amounts to overdevelopment and is in a location which would have a wholly negative impact upon neighbouring properties. |
| RECOMMENDED DECISION | Full Application - Recommended for Approval |

That the Head of Development Management be delegated authority to refuse the Planning Permission for the following reason:

The proposed garage would, because of its bulk, scale and prominent siting at the head of the cul-de-sac, be dominant and obtrusive within the streetscene and thus would be harmful to the visual amenities of the locality and of nearby residents. The proposal is therefore contrary to the principles of good design as set out in the National Planning Policy Framework, Policy BE8 of the South Bedfordshire Local Plan Review, Policy 43 of the emerging Development Strategy for Central Bedfordshire and the Central Bedfordshire Design Guide.

NOTES

- (1) In advance of the consideration of the application the Committee were advised of consultation received from Kensworth Parish Council, a petition containing 12 signatures against the construction and an additional letter of objection.
- (2) In advance of the consideration of the application the Committee received representations made under the public participation scheme.

Notes to Applicant

1. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.

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

The Council's Development Management Committee decided to refuse Planning permission for this proposal for the clear reasons set out in this decision notice. The Council did however act pro-actively through early engagement with the applicant during the application process which led to improvements to the scheme and an Officer recommendation to approve the application. The requirements of the Framework (paragraphs 186 and 187) have therefore been met in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.