

Item No. 10

APPLICATION NUMBER	CB/14/04151/FULL
LOCATION	3 Rosemary Lane, Lower Stondon, Henlow, SG16 6NG
PROPOSAL	Proposed 2-Storey Side Extension.
PARISH	Stondon
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Drinkwater & Wenham
CASE OFFICER	Nicola Stevens
DATE REGISTERED	24 October 2014
EXPIRY DATE	19 December 2014
APPLICANT	Mr & Mrs Coombs
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Call in by Cllr Wenham on the grounds of: Loss of amenity - impact on residents Overbearing - overlooks adjoining properties
RECOMMENDED DECISION	Full Application - Approval

See Minute No. DM/14/125

That the Development Infrastructure Group Manager be delegated authority to refuse this application for the following reasons:

1. The proposal would result in an undesirable and unacceptable form of development by reason of its size, design and siting such that it will have adverse impact on the character and appearance of the area and the streetscene, in particular from Pollards Way. As such the proposal is contrary to Policies CS14 and DM3 of the core Strategy and Management Policies, November 2009; National Planning Policy Framework (March 2012) and technical guidance Central Bedfordshire Design Guide 2014.
2. The proposal would result in an undesirable and unacceptable form of development by reason of its size, design and siting such that it will have adverse impact on the residential amenities of the occupiers of nearby residential properties in terms of light, privacy and overbearing impact. As such the proposal is contrary to Policy DM3 of the Core Strategy and Management Policies, November 2009; National Planning Policy Framework (March 2012) and technical guidance Central Bedfordshire Design Guide 2014.

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

The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. However, the Development Management Committee considered that the proposal is unacceptable for the above reasons. The Council has therefore acted pro-actively to secure a sustainable form of development 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.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional consultation responses and photographs as set out in the Late Sheet attached to these minutes.]