

Item No. 11

APPLICATION NUMBER CB/15/00553/FULL
LOCATION 101 Stanbridge Road, Leighton Buzzard, LU7 4QA
PROPOSAL Detached garage with storage room over (revised application CB/14/01135/FULL).
PARISH Leighton-Linslade
WARD Leighton Buzzard South
WARD COUNCILLORS Cllrs Berry, Bowater & Dodwell
CASE OFFICER Donna Lavender
DATE REGISTERED 16 February 2015
EXPIRY DATE 13 April 2015
APPLICANT Mr Ridgway
AGENT RM Architectural Consultants Ltd.
REASON FOR COMMITTEE TO DETERMINE Ward Member Call In on grounds of precedent set by other outbuildings in the area.

RECOMMENDED DECISION Full Application - Recommended for Refusal

Summary of Recommendation

The proposed development would be detrimental to the visual amenities of the streetscene due to its siting and excessive scale and would also result in an unacceptable amount of overlooking to the living accommodation and garden space of 36 Garden Leys. The proposal is therefore contrary to national policy in the form of the National Planning Policy Framework (NPPF), policy BE8 of the South Bedfordshire Local Plan Review, policy 43 of the emerging Development Strategy for Central Bedfordshire and the Central Bedfordshire Design Guidance.

Recommendation

That Planning Permission be REFUSED due to the following:

RECOMMENDED REASON

- 1 The proposed outbuilding by reason of its siting, excessive size, bulk and scale would fail to compliment the character of the area or the existing dwelling and other similar properties in the locality and would be detrimental to the visual amenities of the street scene and locality and of nearby residents. The development would also result by reason of its proposed use and close proximity, in an unacceptable amount of overlooking to the garden space of 36 Garden Leys, detrimental to the amenities of the occupiers. The proposal is therefore contrary to national policy in the form of the National Planning Policy Framework (NPPF), policy BE8 of the South Bedfordshire Local Plan Review, policy 43 of the emerging Development Strategy for Central Bedfordshire and the Central Bedfordshire Design Guidance.

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

Planning permission has been recommended for refusal for this proposal for the clear reasons set out in the report. 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.

[Notes: In advance of consideration of the application the Committee were advised of an additional objection from Leighton Linlade Town Council dated 25 March, which is set out in the Late Sheet appended to these minutes.]