

## Item No. 6

<b>APPLICATION NUMBER</b>	<b>CB/15/00569/FULL</b>
<b>LOCATION</b>	<b>1 Wick Hill, Kensworth, Dunstable, LU6 3RQ</b>
<b>PROPOSAL</b>	<b>Erection of two storey dwelling (Re-sub of 14/5018/Full)</b>
<b>PARISH</b>	<b>Kensworth</b>
<b>WARD</b>	<b>Caddington</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Collins &amp; Stay</b>
<b>CASE OFFICER</b>	<b>Donna Lavender</b>
<b>DATE REGISTERED</b>	<b>12 February 2015</b>
<b>EXPIRY DATE</b>	<b>09 April 2015</b>
<b>APPLICANT</b>	<b>Burgandy Developments Ltd</b>
<b>AGENT</b>	<b>A. P Whiteley Consultants Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called in by Ward Councillor Stay on grounds of overdevelopment, detrimental impact on the character of the area, negative impact on rural/village setting and privacy.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Recommended for Approval</b>

Refused Application – See Minute No. DM/15/6.

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

1. The proposed development site lies within the built envelope of the village of Kensworth, washed over by the Green Belt and where provision of new housing by way of infilling would be acceptable in principle, subject to the impact of the development on the setting of the site, the character of the area and surrounding properties. The proposed development site, although having a frontage similar to other sites in the locality, would have a shorter depth of plot size to many in the locality and the proposed three bedroomed dwellinghouse, occupying a substantial width of the plot and with accompanying provision of new access and two parking spaces to the Common Road frontage and significant loss of existing hedgerow around the site boundary to Common Road and Wick Hill would, as a result of this layout and the scale of the dwelling, be visually obtrusive and constitute an unsatisfactory form of development amounting to a cramped, overdevelopment of the site, harmful to the setting of the site, and the character of the area. The proposed development would thereby be contrary to Policy H12 of the South Bedfordshire Local Plan Review, Policy 37 of the emerging Development Strategy for Central Bedfordshire and the National Planning Policy Framework and also the principles of good design set out in Policy BE8 of the South Bedfordshire Local Plan Review, Policy 43 of the emerging Development Strategy for Central Bedfordshire, the National Planning Policy Framework and the Central Bedfordshire Design Guide, Section 5, Residential Development.

[Notes: In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.]