

Item No. 7

APPLICATION NUMBER	CB/15/02273/FULL
LOCATION	The Long Barn, Limbersey Lane, Maulden, Bedford, MK45 2EA
PROPOSAL	Erection of new dwelling. (Paragraph 55 House)
PARISH	Maulden
WARD	Ampthill
WARD COUNCILLORS	Cllrs Duckett, Blair & Downing
CASE OFFICER	Judy Self
DATE REGISTERED	23 June 2015
EXPIRY DATE	18 August 2015
APPLICANT	Mr Tye
AGENT	Phillips Planning Services Ltd
REASON FOR COMMITTEE TO DETERMINE	The proposed development is in open countryside and therefore is contrary to Policy DM4 of the Core Strategy and Development Management Policies

RECOMMENDED DECISION

Application recommended for refusal

Recommendation:

That Planning Permission be refused for the following reason:

RECOMMENDED REASON

- 1 The application has been submitted under Paragraph 55 of the National Planning Policy Framework (2012) as it is acknowledged that the proposed dwelling falls outside of a defined settlement limit and is not supported in principle by any policy of the Core Strategy and Development Management Policies (2009) and as such contrary to Policy DM4 of the Core Strategy.

Paragraph 55 of the NPPF does permit new isolated homes in the countryside in specific circumstances. Any building should:

- be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
- reflect the highest standards in architecture;
- significantly enhance its immediate setting;
- and be sensitive to the defining characteristics of the local area.

The proposal will introduce a new landmark into the Greensand landscape, a building designed to be unique and distinctive. At a height of 17.4m and having considerable bulk it would be the dominant structure in the locality, in an area where traditional rural buildings are characteristic. Whilst it is considered that the proposed dwelling is innovative in its design and represents the highest standards of architecture, in terms of landscape character it is considered that the proposal by reason of its excessive height,

bulk and siting within the open countryside is contrary to the provisions of Paragraph 55 of the NPPF as it fails to significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area and would result in harm to the character and appearance of the area.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

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) Order 2015.

[NOTES

1. In advance of the consideration of the application the Committee received updates as detailed in the Late Sheet.
2. In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]