

## **Item No. 11**

<b>APPLICATION NUMBER</b>	<b>CB/15/03408/FULL</b>
<b>LOCATION</b>	<b>Woodcote, Woodside, Aspley Guise, Milton Keynes, MK17 8EB</b>
<b>PROPOSAL</b>	<b>Erection of two detached dwellings each with a two bedroom annex used as ancillary accommodation over the detached triple garage, associated driveways, landscaping and tree work.</b>
<b>PARISH</b>	<b>Aspley Guise</b>
<b>WARD</b>	<b>Aspley &amp; Woburn</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Wells</b>
<b>CASE OFFICER</b>	<b>Judy Self</b>
<b>DATE REGISTERED</b>	<b>14 September 2015</b>
<b>EXPIRY DATE</b>	<b>09 November 2015</b>
<b>APPLICANT</b>	<b>McCann Homes</b>
<b>AGENT</b>	<b>DLP Planning Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called in by Cllr Wells as the precedent for infill on the opposite side of the road, where two very large houses built as infill in the last 5 years</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Recommend Refusal</b>

### **Recommendation:**

That Planning Permission be refused for the following reason:

### **RECOMMENDED CONDITIONS / REASONS**

- 1 The site lies within the South Bedfordshire Green Belt, where permission will not be granted except in very special circumstances for development for purposes other than those listed in paragraphs 89 and 90 of the National Planning Policy framework. The proposed development would be, because of its excessive bulk, height and scale, materially more harmful to the openness of the Green Belt than the existing use as garden land and as such would constitute inappropriate development in the Green Belt which by definition is harmful. The scale of the development would give rise to harm to the openness and character of the area. No Very Special Circumstances' have been put forward which would outweigh the harm by reason of inappropriateness or any other harm caused to the visual amenity and openness of the Green Belt. In addition approval of development in this location could set a precedent for further development in this area or in similar areas. The development is therefore contrary to Policy DM4 of the Core Strategy and Development Management Policies 2009 and national advice within the National Planning Policy Framework 2012.

## Notes to Applicant

### **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 early engagement with the applicant at the pre-application stage. This advice has however not been adequately followed and therefore the Council remains of the view that the proposal is unacceptable. 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 requirements of the Framework (paragraphs 186 and 187) have therefore been met in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

[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 letter from the applicant, which was appended to the Late Sheet.]