

Item No. 13

APPLICATION NUMBER	CB/15/03281/FULL
LOCATION	55 Jeans Way, Dunstable, LU5 4PW
PROPOSAL	Construction of 1 No. 1 bedroom detached house following demolition of attached garage
PARISH	Dunstable
WARD	Dunstable Icknield
WARD COUNCILLORS	Cllrs McVicar & Chatterley
CASE OFFICER	Debbie Willcox
DATE REGISTERED	01 September 2015
EXPIRY DATE	27 October 2015
APPLICANT	Mr Edwards
AGENT	Mr Girling
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr McVicar on the following grounds: <ul style="list-style-type: none">• Loss of light to garden• Over development of what is currently a semi-detached house• Overbearing to No. 42 Kingsbury Gardens• Out of keeping with surrounding properties
RECOMMENDED DECISION	Full Application - Recommended for Approval

Delegated Decision – See minute no. DMC/15/105

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

1. The application site is too restricted in size for the proposed development which would appear cramped in relation to adjoining buildings and out of character with the surrounding area. The proposal is therefore contrary to the principles of good design set out in the National Planning Policy Framework, Policies BE8 and H2 of the South Bedfordshire Local Plan Review and the Central Bedfordshire Design Guide.
2. The proposed new dwelling would, because of its size, bulk and siting, appear unacceptably obtrusive and overbearing from the rear windows and rear garden of No. 42 Kingsbury Avenue. The proposal is therefore contrary to the principles of good design as set out in the National Planning Policy Framework, Policies BE8 and H2 of the South Bedfordshire Local Plan Review and the Central Bedfordshire Design Guide.
3. The garden space proposed for the existing and additional dwelling would not be in compliance with the Internal & External Space Standards, Central Bedfordshire Design Guide Revision, March 2014 and would lead to unacceptable amenity space to the detriment of the quality of living accommodation for current and future residents and out of character to the locality where there are generous garden spaces in excess of 60 square metres. It is therefore considered that the development would be contrary to the principles of good design as set out within the National Planning Policy

Framework, Policies BE8 and H2 of the South Bedfordshire Local Plan Review and the Central Bedfordshire Design Guide.

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

The Council acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme and an officer recommendation to approve. 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) 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 an additional letter from 42 Kingsbury Gardens explaining about the sun light and how it travels through the garden.]