

Item No. 15

APPLICATION NUMBER	CB/15/03779/FULL
LOCATION	Land rear of 30-32 Markyate Road, Slip End, Luton, LU1 4BX
PROPOSAL	Two new houses with garages
PARISH	Slip End
WARD	Caddington
WARD COUNCILLORS	Cllrs Collins & Stay
CASE OFFICER	Nicola Darcy
DATE REGISTERED	01 October 2015
EXPIRY DATE	26 November 2015
APPLICANT	Burgundy Developments Ltd
AGENT	A. P Whiteley Consultants Ltd
REASON FOR COMMITTEE TO DETERMINE	Called to Committee in the public interest at the discretion of the Development Infrastructure Group Manager
RECOMMENDED DECISION	Full Application - Recommended for refusal

Recommendation

That Planning Permission be REFUSED for the following:

RECOMMENDED REASONS

- 1 The proposed development would because of its siting to the rear of the strong building line appear incongruous and cramped, out of character with the existing uniform grain of development and with adjoining dwellings in the locality. The overall scale and bulk of the proposed dwellinghouses are out of keeping with the existing character of the dwellings and thereby would be harmful to the visual amenities of the street scene and of nearby residents. The proposal is therefore contrary to the principles of good design set out in the National Planning Policy Framework, Policies BE8 & H2 of the South Bedfordshire Local Plan Review and the Central Bedfordshire Design Guide.
- 2 The proposed development would, because of its size and close proximity with the boundaries of numbers 28 and 34 Markyate Road, appear unduly overbearing and result in an unacceptable impact upon adjoining properties. The proposal is therefore contrary to the principles of good design principles within the National Planning Policy Framework and to Policies BE8 and H2 of the South Bedfordshire Local Plan Review.

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. This positive advice has been revisited and due to the outcome of applications since that advice was given, the development is now not considered to be acceptable. 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 comments from the Officer and amended typos to the reasons for refusals as detailed in the Late Sheet as follows:
 - a. Amendment to the wording relating to the pre-application advice from 2014.
 - b. Refusal reason 1 the wording in the second line should read "out of character"
 - c. Refusal reason 2 the Policies in the last sentence should read BE8 and H2.]