

Item No. 11

APPLICATION NUMBER	CB/17/05355/OUT
LOCATION	Land off The Sidings, Henlow
PROPOSAL	Outline planning application: Construction of 3 detached dwellings and all associated works with new private drive off The Sidings (all matters reserved except access and layout)
PARISH	Henlow
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Julia Ward
DATE REGISTERED	06 November 2017
EXPIRY DATE	01 January 2018
APPLICANT	C/O Agent
AGENT	BBR Architects
REASON FOR COMMITTEE TO DETERMINE	Councillor Dalgarno has called the application to committee for the following reasons: Loss of amenity to neighbouring properties, development will be overbearing to neighbouring properties, and the design is out of keeping with neighbouring properties.
RECOMMENDED DECISION	OUTLINE APPLICATION with all matters reserved except layout and access - Recommended for approval, subject to the completion of a legal agreement requiring the replacement off-street car parking space at no. 19 to be provided prior to the commencement of development

Rcommendation:

That Planning Permission be **REFUSED** for the following reason:

The proposal, by reason of its location to the rear of surrounding properties, siting of the proposed dwellings with insufficient space between existing and proposed dwellings, loss of mature trees and vegetation, and loss of a local amenity for existing dwellings, would result in overdevelopment of the site, against the established character and grain of the area, and loss of biodiversity and failing to provide net gains for the biodiversity of the area, contrary to advice in Section 7 and Section 11 of the NPPF (2012) and policies DM3, DM4, DM15 and CS18 of the adopted Core Strategy and Development Management Policies (2009).