



Clerk to the Council

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Email to: planning@centralbedfordshire.gov.uk

Dear Fenella

<u>Application No:</u>	CB/22/04642/FULL
<u>Location:</u>	VENTURE, DUNSTABLE ROAD, STUDHAM LU6 2QJ
<u>Proposal:</u>	Demolition of existing garage, storage, utility area and front porch. Construction of a two-storey side and front extension, front porch, increase in roof height and formation of gable ends with the addition of dormers on the front elevation and a detached double garage.

To start with, I apologise for the delay in submitting our comments in respect of this planning application.

I can confirm that Studham Parish Council reviewed the above application at their monthly Parish Council meeting held on Monday 9th January 2023.

The Parish Council are disappointed that there has been no engagement with us from the applicant (Regal Developments Group Limited) or their planning consultant (DLA Town Planning) despite the recent history for the site in question, and the planning decisions (refusal) for CB/22/03358 and CB/22/03359, respectively.

Having reviewed the various floor plans and associated documents, we note the commentary that this latest application is a re-submission of a reconfiguration/extension scheme previously approved by Central Bedfordshire Council ("CBC"). We would be grateful

if CBC's Planning Team can check this is the case, and that the stated 57% increase in footprint and 58% increase in floorspace is indeed correct.

The total increase in footprint/floorspace seems larger to us (in percentage terms) when taking the new detached garage into account.

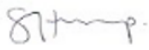
We remain of the view that the proposed design is somewhat limited (if not boring) and does not address the whole site, nor access thereto. The Parish Council discussed that the developer should perhaps consider a full demolition project with a new (larger) dwelling being located in a central position on the application site might be more suitable.

We are also keen to understand what CBC Planning Team's view is on the existing but extensive outbuilding/summerhouse and whether this has or needs planning permission. If planning is required, this matter needs to be dealt with by CBC whether they are minded to grant or refuse planning consent for CB/22/04642/FULL.

CBC may consider it relevant to make planning permission conditional on the structure being removed.

To conclude, Studham Parish Council are happy for CBC to determine the application as appropriate.

Yours sincerely,



Sally Harrop
Clerk to Studham Parish Council