

7 Recommendation

Members are recommended to REFUSE OUTLINE PLANNING PERMISSION for the following reasons:

01. The proposed dwellings by reason of their siting and scale will be overbearing upon and result in an undue sense of enclosure, to the detriment of the amenities of neighbouring occupiers. This is contrary to the National Planning Policy Framework, Core Strategy Policies KP2 and CP4, Borough Local Plan Policies C11, H5 and H10 and the Design and Townscape Guide, 2009 (SPD1).

02. The applicant has failed to demonstrate that satisfactory access will be provided which will not be intrusive on neighbouring occupiers given the raised access which is significantly above the ground levels of neighbouring properties would not result in the loss of existing landscaping adjacent to the access road. This is contrary to the National Planning Policy Framework, Core Strategy Policies KP2 and CP4, Borough Local Plan Policies C11, H5 and H10 and the Design and Townscape Guide, 2009 (SPD1).