



Report to West Area Planning Committee

Application Number:	21/07722/FUL
Proposal:	Householder application for construction of single storey rear extension to form laundry/utility room.
Site Location:	The Old Bakehouse 20 Chalkshire Road Butlers Cross Buckinghamshire HP17 0TS
Applicant:	Mr Martin Black
Case Officer:	Sarah White
Ward(s) affected:	Ridgeway East
Parish-Town Council:	Ellesborough Parish Council
Date valid application received:	9th September 2021
Statutory determination date:	4th November 2021
Recommendation	Approval

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application has been reported for determination by the West Area Planning Committee as the applicant is the spouse of an officer working in the Planning and Environment Service of Buckinghamshire Council.
- 1.2 Recommendation – approval.

2.0 Description of Proposed Development

- 2.1 This application relates to a detached dwelling situated on the corner of Chalkshire Road and Eldridge Lane in Butlers Cross. The site is located within the Green Belt and the Chilterns Area of Outstanding Natural Beauty.
- 2.2 Full planning permission is sought for the demolition of an existing flat roofed single storey projection housing the larder, and the construction of a single storey utility extension.
- 2.3 The proposed extension would be located off the flank wall of the existing rear projection housing the kitchen. The extension would be finished in facing brickwork, timber cladding and matching slate roof tiles, and has a footprint of approximately 2.8 metres by 1.7 metres. The extension utilises a 'shed' style roof with an eaves height of approximately 2.3 metres and a 'ridge' height of approximately 3.4 metres.

2.4 The application is accompanied by:

- a) Design and Access Statement
- b) Ecology and Trees Checklist

2.5 This application has been amended through the submission of drawing No. 5206 – 33 (Existing floor plans).

3.0 Relevant Planning History

Reference	Development	Decision	Decision Date
99/07301/FUL	Installation of two dormer windows & conversion of part of existing bedroom into bathroom	Approved	13 December 1999
01/06842/FUL	Construction of single storey side extension	Approved	19 September 2001
04/06791/FUL	Erection of two bay detached garage with garden store & games room over	Refused	17 August 2004
04/07636/FUL	Erection of two bay detached garage with garden store and domestic store room over	Approved	25 November 2004
21/07702/CLP	Certificate of lawfulness for proposed demolition of existing garage and replacement garage with office/gym with 2 x side rooflights and shed	Pending decision	

4.0 Policy Considerations and Evaluation

Principle and Location of Development

Wycombe District Local Plan (August 2019): CP1 (Sustainable Development), CP3 (Settlement Strategy), CP4 (Delivering Homes), CP8 (Protecting the Green Belt), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM42 (Managing Development in the Green Belt)

4.1 The application refers to the extension of an existing residential dwelling. The proposal is therefore considered to be acceptable in principle, subject to compliance with the relevant policies of the adopted Local Plan and all other material planning considerations.

Transport matters and parking

Wycombe District Local Plan (August 2019): DM33 (Managing Carbon Emissions, Transport and Energy Generation)

Buckinghamshire Countywide Parking Guidance (BCPG)

- 4.2 The proposal seeks consent for the extension and replacement of an existing larder with a utility room. The proposal would not affect the number of habitable rooms within the dwelling, or area of land available for parking and manoeuvring. The property's parking situation would therefore remain unchanged by the proposed development.

Raising the quality of place making and design

Wycombe District Local Plan (August 2019): CP9 (Sense of place), DM30 (The Chilterns Area of Outstanding Natural Beauty), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality), DM36 (Extensions and Alterations to Existing Dwellings), DM43 (The Replacement or Extension of Dwellings in the Green Belt (including outbuildings))

Householder Planning and Design Guidance (adopted January 2020)

Chilterns Building Design Guide

- 4.3 Planning permission is sought for the demolition of an existing flat roofed projection and the erection of a larger single storey extension with a shed-style roof. The application drawings indicate that the proposed extension would be finished in matching brickwork to the east, timber cladding to the south and west, and slate roof tiles, to match those used in the existing building. The proposed roofline would extend approximately 0.1 metres above the roofline.
- 4.4 Having regard to the layout and mix of materials used within the existing dwelling, the proposed development would be considered to result in a subservient addition, both in terms of its scale and design. The proposal would therefore be expected to preserve the character and appearance of the main dwelling, that of the immediate locality, and the wider Chilterns Area of Outstanding Natural Beauty.

Green Belt

Wycombe District Local Plan (August 2019): CP8 (Protecting the Green Belt), DM42 (Managing Development in the Green Belt), DM43 (The Replacement or Extension of Dwellings in the Green Belt) (Including Outbuildings)).

- 4.5 Extensions to dwellings are not inappropriate in the Green Belt provided they do not result in disproportionate additions, as set out in the NPPF.
- 4.6 Policy DM43 sets out the Council's approach to extensions to dwellings in the Green Belt. It uses volume as the comparison. Dwellings originally between 240 and 720 cubic metres may be increased by a maximum of 50% of their original volume. Smaller dwellings may be enlarged up to a resultant volume of 360 cubic metres, and larger properties up to a maximum of 1080 cubic metres. For properties in a substantially built up frontage the resultant dwelling may not exceed the average volume of its two directly adjacent neighbours.
- 4.7 In this instance the property has been calculated as having an original volume of 395.3m³. The property has been previously extended by means of a hip to gable roof extension, a flat roof extension over a stairwell, rear dormer windows, a replacement single storey rear projection, single storey side projection, and a larder.

- 4.8 The proposed utility would replace the existing larder and add a further 9.37m³. When considered together with the previous extensions this would result in a cumulative increase of 17.19% above the volume of the original dwelling.
- 4.9 Having regards to the above, and the scale and siting of the extension, relative the existing building, the proposal would not be considered to adversely affect the openness and rural amenities of the Green Belt and would not result in disproportionate additions, either individually or cumulatively, to the original dwelling.

Amenity of existing and future residents

Wycombe District Local Plan (August 2019): DM35 (Placemaking and Design Quality),
Householder Planning and Design Guidance (adopted January 2020)

- 4.10 Given the siting and intended use of the proposed extension, the proposal does not raise any concerns in respect of the residential amenities of the neighbouring properties.

Historic environment (or Conservation Area or Listed Building Issues)

Wycombe District Local Plan (August 2019): CP9 (Sense of place), CP11 (Historic Environment), DM20 (Matters to be determined in accordance with the NPPF), DM31 (Development Affecting the Historic Environment)

- 4.11 Dunrobin House, 24 Chalkshire Road, is a Grade II listed building. Consideration has been given to the scale and siting and roof form of the proposed extension, relative to that of the existing dwelling. On this basis, the proposal would not be expected have an adverse impact on the setting or special, historic, character and appearance of the adjacent Listed Building.

Flooding and drainage

Wycombe District Local Plan (August 2019): DM39 (Managing Flood Risk and Sustainable Drainage Systems)

- 4.12 The application property is located within Flood Zone 1 and is not identified as having a high risk of surface water flooding. Although ground levels within the area are reported as being within 0.5 metres and 5 metres below the ground surface, taking into consideration the scale of the proposed development, the proposal would not be considered to raise any significant concerns in respect of flooding.

Ecology

Wycombe District Local Plan (August 2019): DM34 (Delivering Green Infrastructure and Biodiversity in Development)

- 4.13 Policy DM34 requires all development to protect and enhance both biodiversity and green infrastructure features and networks both on and off site for the lifetime of the development.
- 4.14 No assessment has been provided with this proposal so it falls to the Local Planning Authority to consider what would be proportionate for the development proposed.
- 4.15 In this case the extension would not have a negative impact upon biodiversity or green infrastructure and, given the limited scope of the proposal, enhancement is not considered proportionate.

5.0 Weighing and balancing of issues / Overall Assessment

- 5.1 This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 5.2 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
 - a. Provision of the development plan insofar as they are material,
 - b. Any local finance considerations, so far as they are material to the application (such as CIL if applicable), and,
 - c. Any other material considerations
- 5.3 As set out above it is considered that the proposed development would accord with the relevant development plan policies.

6.0 Working with the applicant / agent

- 6.1 In accordance with paragraph 38 of the NPPF (2021) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.
- 6.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 6.3 In this instance further information was requested in the form of scaled ground and first floor plans of the dwelling as existing, so that the proportionality of the extension could be assessed. The agent responded by submitting an additional drawing. The application was subsequently determined in accordance with the timescale agreed with the applicant.

7.0 Recommendation

Approval, subject to the following conditions and reasons: -

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
2. The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 5206 - 30, 5206 - 31, 5206 - 32, and 5206 - 33 unless the Local Planning Authority otherwise first agrees in writing.
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.

3. Unless otherwise specified within the application details hereby approved, the materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of the same colour, type and texture as those used in the existing building unless the Local Planning Authority otherwise first agrees in writing.
Reason: To secure a satisfactory external appearance.

Informative(s)

1. In accordance with paragraph 38 of the NPPF Buckinghamshire Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. Buckinghamshire Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.

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APPENDIX A: Consultation Responses and Representations

Councillor Comments

None received

Parish/Town Council Comments

None received

Consultation Responses

None received.

Representations

None received

APPENDIX B: Site Location Plan

21/07722/FUL
Scale 1/1250



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Ordnance Survey 100062456