



## Update Report to South Area Planning Committee

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<b>Application Number:</b>	PL/21/0067/VRC
<b>Proposal:</b>	Variation of condition 10 (approved plans) of planning permission PL/19/2297/FA (Erection of new detached dwelling (alterations to Planning Permission PL/18/2313/FA) to allow for minor amendments to approved plans.
<b>Site location:</b>	50A Hogfair Lane Burnham Buckinghamshire SL1 7HQ
<b>Applicant:</b>	Mr H Sran
<b>Case Officer:</b>	Adam Pegley
<b>Ward affected:</b>	Cliveden
<b>Parish-Town Council:</b>	Burnham Parish Council
<b>Valid date:</b>	15 January 2021
<b>Determination date:</b>	16 July 2021
<b>Recommendation:</b>	Conditional permission

### 1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application is for retrospective planning permission for the variation of condition 10 (approved plans condition) of planning permission PL/19/2297/FA. The variations involve the alterations in shape and size of the rear dormer windows, repositioning of the rear rooflights, change from a pitched roof to a crown roof on the single storey side extension, and alterations to fenestration.
- 1.2 The application has been called to Committee for determination by Councillor Sandy as he has concerns regarding the scale of the extensions and impact of the development on the neighbouring amenity and the surrounding area.
- 1.3 The application was considered at the South Buckinghamshire Area Planning Committee on 13<sup>th</sup> July 2021, and the decision was deferred to enable investigation of additional information received relating to land ownership. An update relating to this issue is set out below.
- 1.4 The previous Planning Committee report is attached as **Appendix B** and the recommendation for this application remains Conditional Permission.

## **2.0 Update since previous Planning Committee on 13th July 2021**

- 2.1 As noted above this application was deferred to enable investigation of additional information received relating to land ownership.
- 2.2 At the previous Committee Meeting concerns were raised by the owner of the neighbouring property that the application site includes land not within the ownership of the applicant. In such circumstances, application forms must include a signed ownership certificate 'B', which confirms that land owners must be given 21 days' notice of an application being submitted. This had not been completed prior to the Committee Meeting. The applicant has now provided confirmation that the required notice has been sent and the requisite period of 21 days has passed.
- 2.3 It is also noted that a Plan which was originally submitted as part of this Variation of Condition application included a different 'red edge' showing the application site to that shown on the original planning permission (reference: PL/19/2297/FA). Since the previous planning committee the applicant has withdrawn this plan and the confirmed that the correct location plan which is the same as that approved under planning permission PL/19/2297/FA is to be used for the current application.
- 2.4 Given the above, it is considered the administrative requirements and procedures to determine the application have been met and therefore the application can now be considered by the Planning Committee.
- 2.5 There has been no other change to the proposal since the previous report was published and the planning assessment of the development remains the same as the previous report submitted to this committee for the 13 July 2021 (attached as an Appendix B). This is subject to the conditions set out below including a change to condition 4 (approved plans condition) to remove reference to the now withdrawn Plan 50AHOGFAIR/DIMEN/01.

## **3.0 Recommendation Conditional permission**

Subject to the following conditions:

1. Within 3 months of the date of this permission, a scheme of landscaping shall be submitted and approved by the Local Planning Authority. None of the trees, shrubs or hedgerows shown for retention on a subsequently approved landscaping plan shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the Local Planning Authority. (ST01)  
Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)
2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the approval of a landscaping plan. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development, whichever is the later, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. (ST02)

Reason: To ensure a satisfactory and continuing standard of amenities are provided and maintained in connection with the development. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

3. Notwithstanding the provisions of Article 3 and Classes A, B & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and/or re-enacting that Order with or without modification), no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to the dwellinghouse the subject of this permission, shall be carried out nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission. (SD12)

Reason: The nature and density of the layout requires strict control over the form of any additional development which may be proposed in the interests of maintaining a satisfactory residential environment. (Policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999) refer.)

4. No windows shall be inserted at or above first floor level in the north or south side elevations of the dwellinghouse hereby permitted. (ND05)

Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

5. Within 3 months of the date of this permission, full details of parking provision to serve the dwelling shall be submitted to and approved in writing by the Local Planning Authority. The parking spaces shall be laid out within one month of the details being approved and thereafter shall not be used for any other purpose. (NH46)

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway. (Policy TR7 of the South Bucks District Local Plan (adopted March 1999) refers.)

6. Visibility splays shall be provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept permanently free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway. (NH39)

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)

7. The northern most first floor dormer window in the rear elevation of the dwellinghouse hereby permitted shall be fitted and permanently maintained with obscure glass. (ND04)

Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

8. This permission relates to the details shown on the approved plans as listed below:

List of approved plans:

Received	Plan Reference
3 July 2019	50HOGFAIR/PL02
20 May 2021	Elevations and Floor Plan 50AHOGFAIR/PL40/D