



Report to West Area Planning Committee

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| Application Number: | 21/07860/FUL |
| Proposal: | Householder application for erection of side/rear single storey extension, raising of roof and insertion of front and rear dormers in connection with rooms in roofspace and new front porch |
| Site Location: | Rosalie Kingsmead Road Loudwater Buckinghamshire HP11 1JL |
| Applicant: | Mr Sheena |
| Case Officer: | Yee Chung Hui |
| Ward(s) affected: | Tylers Green And Loudwater |
| Parish-Town Council: | Chepping Wycombe Parish Council |
| Date valid application received: | 28th September 2021 |
| Statutory determination date: | 23rd November 2021 |
| Recommendation | Approval |

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Planning permission is sought for erection of side/rear single storey extension, raising of roof and insertion of front and rear dormers in connection with rooms in roof space and new front porch.
- 1.2 Initial consultation resulted in a call-in from the Parish Council on the grounds of overdevelopment of site, the lack of parking and insufficient details regarding highways and access.
- 1.3 Amendments were submitted by the agent.
- 1.4 Notwithstanding the amendments, Cllr Wood and the Parish Council have requested that the application be referred to the Planning Committee is officers are minded to approve.
- 1.5 The development is considered to have addressed the concerns raised in the representations, with the submission of the amendments and it is not considered detrimental in terms of the design and appearance to the application dwelling, and

locality, residential amenities of the adjacent dwellings, parking provision and highways concerns.

1.6 Officer recommendation – approval.

2.0 Description of Proposed Development

- 2.1 The proposed development would convert the hipped roof of the dwelling to a half-hipped crown roof, with the insertion of two x front and two x rear pitched roof dormers and portico front porch with steps access in the centre. The proposal also includes a single storey, flat roof side/rear extension to form a 6m length open-planned dining area and new single garage to the side. The garage is approx. 3.5m high with 0.8m above ground level in front of main dwelling. The false gable roof is up to 3.5m and rear flat roof is approx. 2.6m high. An existing chimney to the side is removed.
- 2.2 There are no changes to the height of the existing dwelling which remains as approx. 7.4m height.
- 2.3 The proposal would transform the existing bungalow to a two storey, detached dwelling with 9 habitable rooms and 4 bedrooms within Residential Zone B of Tylers Green and Loudwater.
- 2.4 The application site is within an established residential area with detached dwellings and bungalows sited approximately similar distances from the main road network. The site is outside of Green Belt, Chilterns AONB, any designated Conservation Area or curtilages of Listed Buildings.
- 2.5 The general site has a slight gradient with the row of dwellings sloping down towards the road network from south-west to north-east.
- 2.6 The site also benefits with a linear and substantial size garden to the rear. However, this is being redeveloped, a previous minor application for the development of 2 x 3 bedroom dwellings to the rear of Rosalie and formation of 2 x parking spaces was granted permission under 18/06915/FUL. This application has not started of works yet.
- 2.7 The application is accompanied by:
- Application form
 - Ecology and Tree Checklist
 - Existing plans
 - Amended plans and elevations
 - Amended roof plan
 - Amended parking layout and site plan
- 2.8 Amended plans have been submitted for the alternative parking layout and insertion of a roof light and alteration to the first floor side opening of the study room under drawing no. 210908-02A, 210908-03A and 210908-04A.

3.0 Relevant Planning History

| Reference | Development | Decision | Decision Date |
|--------------|--|----------|---------------|
| 11/07852/FUL | Demolition of Rosalie and erection of 1 x 3-bed bungalow & a terrace of 5 x 4-bed dwellings to the rear (three with integral garages) with associated parking and creation | WDN | 10 April 2012 |

of new access from Kingsmead Road via Magnolia

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|--------------|---|-----|-----------------|
| 12/05892/FUL | Demolition of Rosalie and erection of 1 x 3-bed bungalow & a row of 5 dwellings to the rear (2 x 3 bed and 3 x 4 bed) with associated parking and creation of new access from Kingsmead Road | REF | 19 July 2012 |
| 16/05061/FUL | Demolition of Rosalie and erection of 1 x 4-bed bungalow & a row of 4 dwellings to the rear (2 x 3 bed and 2 x 4 bed) with associated parking and creation of new access from Kingsmead Road | WDN | 5 February 2016 |
| 18/06915/FUL | Erection of 2 x 3 bed detached dwellings to the rear of Rosalie with associated parking and creation of 2 x parking spaces for Rosalie | PER | 24 June 2020 |

Grafton:

10/07189/FUL - Householder application for raising of roof in connection with loft conversion & insertion of flat roofed dormer to side, single storey side extension. Permitted

Magnolia:

17/08261/FUL - Householder application for the construction of single storey side/rear extension, front porch, demolition of existing garage and construction of replacement detached garage with retaining walls and landscaping to rear garden. Permitted

10/07484/FUL - Demolition of existing dwellings and erection of 4 x 4 bed dwellings, 2 x 3 bed semi-detached dwellings and 2 x 2 bed semi-detached dwellings with associated parking and access. Appeal dismissed

Glenholme:

19/07521/FUL - Householder application for raising of roof, roof extensions / alterations and new chimney. Permitted

4.0 Policy Considerations and Evaluation

Principle and Location of Development

Wycombe District Local Plan (August 2019): CP1 (Sustainable Development), CP3 (Settlement Strategy), CP9 (Sense of place), CP12 (Climate change), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM34 (Delivering Green Infrastructure and Biodiversity in Development)

DSA: DM1 (Presumption in favour of sustainable development)

- 4.1 The proposed loft conversion and extension to an existing residential unit within established residential area is considered acceptable in principle, subject to the compliance of the adopted local plan policies and other material considerations.

Raising the quality of place making and design

Wycombe District Local Plan (August 2019): CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality), DM36 (Extensions and Alterations to Existing Dwellings)

DSA: DM11 (Green networks and infrastructure), DM16 (Open space in new development)

Householder Planning and Design Guidance SPD

- 4.2 Three letters of representation have been received objecting to the proposal on the grounds of out of keeping with locality, existing dwelling and overdevelopment of site.
- 4.3 The proposed development in terms of the size, scale, bulk, appearance and design would not appear detrimental to the appearance and design of the application dwelling, street scene and local area.
- 4.4 The proposed front dormers, would be set back sufficiently from the existing eaves and of smaller bulk to the general appearance of the principal elevation is not out of keeping with the application dwelling. The matching roof pitches to the half-hipped roof and of similar design as the other dormer development along Kingsmead Road which are considered acceptable without causing harm to the locality. There are no objections to the half-hipped crown roof design given the existence of others nearby, e.g. Syringa. In this instance, the proposed design features are considered acceptable.
- 4.5 There are no objections to the appearance and design of the pitched roof portico front porch.
- 4.6 The bulk of the proposed extension, whilst quite deep, would remain of similar building footprint to the general size and building footprint of adjacent dwellings, such as Magnolia. The proposed development is not considered over-dominant to the general layout of the application site and dwelling. As such, the proposal would comply with the Adopted Local Plan Policies DM35 and DM36.

Amenity of existing and future residents

Wycombe District Local Plan (August 2019): DM35 (Placemaking and Design Quality), DM36 (Extensions and Alterations to Existing Dwellings)

Householder Planning and Design Guidance SPD

- 4.7 In terms of the amenity impact, the application dwelling is situated adjacent to neighbours, Magnolia and Grafton. It is noted three letters of representation have been received and objections on the grounds of loss of privacy to both sides of the neighbours.
- 4.8 For Magnolia, it is noted the rear of the dwelling has on-going works for a similar length rear extension. the neighbour's side elevation consists of a primary window for bedroom three and facing the application dwelling. The other two ground floor openings are an en-suite window and secondary window to a lounge. The side elevation of application dwelling consists of two existing ground floor side openings facing Magnolia.
- 4.9 Given the existing boundary treatment and ground floor lounge window being retained in its existing position, the proposal would cause no further significant loss of privacy to the adjacent dwelling. The first floor en-suite window can be conditioned to be obscure-glazed thereby safeguarding the amenity levels of Magnolia.

- 4.10 In addition, the proposed garage is set back in siting and therefore unlikely to result in detrimental harm to the outlook and amenity level of the neighbour's bedroom window. As such, the proposed development would have no further loss of privacy, light or overbearing impact to the side of Magnolia.
- 4.11 For Grafton, the proposed development would not extend further to the side but does include a loft conversion, insertion of single storey rear extension and development of a crown roof to the side facing Grafton. Grafton has two ground floor side openings that already have limited outlook due to the existing boundary treatment.
- 4.12 In this instance, given the retention of the side separation between the units, which would be a road access to the rear, the development would not result in an over-dominant feature and would not unacceptably enclose the rear of Grafton and therefore there is no significant loss of light and overbearing impact to the neighbour.
- 4.13 An amended side elevation with a high first floor side window, roof light to study room and a condition to obscure-glazed openings to the side would address the potential loss of privacy to Grafton.
- 4.14 It is noted the extent of the proposed development would not cause adverse loss of privacy to the new dwellings to the rear, given their siting would be in excess of 25m from the rear wall of the proposed extension.
- 4.14 In this instance, the application is considered acceptable in terms of amenity harm to the adjacent dwellings.

Transport matters and parking

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), CP12 (Climate change), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM35 – (Placemaking and Design Quality)
DSA: DM2 (Transport requirements of development sites)

- 4.15 Representations were received during the initial consultation and concerns were raised with the lack of parking layout submitted to demonstrated the level of parking provision on-site and other highways concerns.
- 4.15 The amended parking layout was submitted with the parking of at least three parking spaces provided on-site. For a 9 habitable room/ 4-bedroom dwelling in Zone B, the parking guidance recommended the provision of three parking spaces.
- 4.16 The proposed garage space counted towards one parking space and two bay parking spaces with manoeuvring area at the front of site via the extended driveway. It is noted there are no changes to the vehicle access which would remain in used as existing. The side of the dwelling would remain unaltered and available for an access road.
- 4.17 As such, there are no objections to the proposed parking provision and arrangement. It is accord with the Adopted Local Plan Policies and Adopted Parking Guidance.

Flooding and drainage

CP7 (Delivering the Infrastructure to Support Growth), CP12 (Climate change)
DM39 (Managing Flood Risk and Sustainable Drainage Systems)

- 4.18 The application site is outside of any known flood zones and surface water flood risk areas. It is recommended the use of porous driveway and hardstanding to be incorporated within the scheme to avoid the built-up of excess surface water and run-offs.

Green networks and infrastructure

CP7 (Delivering the Infrastructure to Support Growth), CP10 (Green infrastructure and the Natural environment)

DM11 (Green Networks and Infrastructure), DM15 (Protection and enhancement of river and stream corridors), DM34 (Delivering Green Infrastructure and Biodiversity in Development)

- 4.19 Under Policy DM34, all development is expected to result in a net increase in biodiversity and ecological features proportionate to the development proposed.
- 4.20 The development will result in the loss of partial loss of grassed garden areas to the extension of driveway and development of extension to rear. In order to compensate for the loss and increase biodiversity opportunities, either a bird box, bat box or a bug hotel shall be included within the proposed development.

Infrastructure and Developer Contributions

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth)

DSA: DM19 (Infrastructure and delivery)

- 4.21 The development is a type of development where CIL would be not chargeable.

Other matters

- 4.22 It is noted the representation received with regards to comments mentioning the structural impact of the proposed garage and redesigning of the retaining wall for structural support is not a material consideration to planning applications. All works would be required to build in accordance with the Building Regulations.

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 adopted development plan policies.
- 5.4 Local Planning Authorities, when making decisions of a strategic nature, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent.

6.0 Working with the applicant / agent

- 6.1 In accordance with paragraph 38 of the NPPF 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. 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.

- 6.2 In this instance, the applicant/agent was updated of any issues after the initial site visit. Comments were received from the Parish Council to call-in the application to be determined by the Planning Committee if officers recommended approval. The agent was advised to submit amended plans to address the loss of privacy to the side of adjacent dwelling and to show the proposed parking. Amended parking plans and elevations were later submitted to address the planning issues and re-consultation followed. Further comments have been received from the local member requesting Planning Committee consideration of the case. Consultation with the Chairman of the Planning Committee, resulted in the case being taken to the Planning Committee for determination. The application is recommended for approval.

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 210908-01; 210908-02a:210908-03a: 210908-04a: 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 The materials to be used for the external surfaces, including walls and roofs 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.
- 4 Before the first occupation of the building/extension hereby permitted the first floor south and north (en-suite/bathroom) windows(s) shall be fitted with obscured glazing and any part of the window(s) that is less than 1.7 metres above the floor of any room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.
Reason: To protect the privacy levels of the adjacent dwellings.
- 5 Notwithstanding any indication otherwise given on the plans hereby permitted, the high level first floor side window and rooflight in the north facing elevation(s) shall have a minimum internal sill height of 1.7 metres above finished floor level. The window(s) shall thereafter be retained as such.
Reason: In the interests of the amenity of neighbouring properties.
- 6 Notwithstanding any indication otherwise given on the plans hereby permitted, the boundary treatment or any other forms of enclosure along the shared boundary to

Magnolia shall be retained with a minimum height of 1.8 metres above the natural ground floor level. The boundary treatment shall thereafter be retained as such.

Reason: In the interests of the amenity of neighbouring properties.

- 7 No windows or openings of any kind shall be inserted in the flank elevations of the development hereby permitted, unless the local planning authority first agrees in writing.

Reason: To safeguard the privacy of occupiers of the adjoining properties.

- 8 The development will result in the loss of partial loss of grassed garden areas to the extension of driveway and development of extension to rear.

All development is expected to result in a net increase in biodiversity and ecological features proportionate to the development proposed. In order to compensate for the loss and increase biodiversity opportunities, either a bird box, bat box or a bug hotel shall be installed within the site curtilage of the development hereby permitted prior to its initial occupation and thereafter retained for the lifetime of the development.

Reason: To comply with the requirements of policy DM34

- 9 The scheme for parking, garaging and manoeuvring indicated on the submitted plans shall be laid out in full prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

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.

Informative

- 1 Sustainable Urban Drainage (SuDs) should be used to control surface water run-off as near to its source as possible through a sustainable drainage approach to surface water management. Proposed development hereby permitted should ensure permeable surfaces are used in the development or provision is made to direct run-off water from the hard surface to a permeable area within the curtilage of application site. To ensure surface water is effectively run off and avoid on-site surface water flooding.
- 2 Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining property.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

Cllr Katrina Wood commented on the re-consultation of the amended parking layout:

“There is a lot of local concern regarding this application especially following on from the approval last year of the plans to build 2 large houses at the end of the property. This should be looked at as to whether it is an overdevelopment of the site and whether it will affect the access road to the backland houses as there was a great deal of concern at the time whether this access was sufficient for two large houses. If officers are minded to approve I would request it comes before committee for a decision.”

Parish/Town Council Comments

Initial consultation, and same comments submitted following the re-consultation:

CWPC strongly objects to this planning application. It is an overdevelopment of the site, it lacks the necessary parking spaces and the site plan is incomplete. The plans fail to show the access road for the two houses previously approved to be built at the rear of this property. If Buckinghamshire Council are minded to allow the application, then we ask that the application be brought to the Planning Committee for determination.

Consultation Responses

None received

Representations

Other Representations

One comments have been received supporting the proposal:

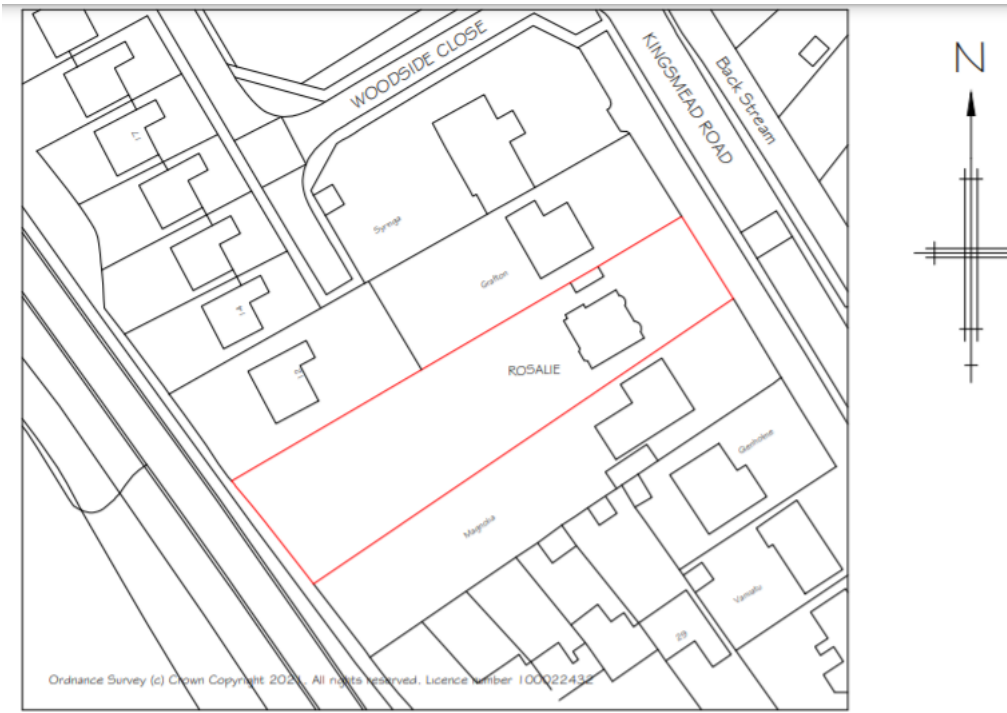
Summarise comments

- Structural impact of the proposed garage to the side of Magnolia. Existing retaining wall between the properties recommended redesign and built to support the loading
- Loss of privacy to Magnolia

Two comments have been received objecting to the proposal:

- Raise of height of fencing to safeguard the privacy of the neighbour, Magnolia
- Out of keeping with area and existing property
- Overdevelopment of site with proposal and the development of 18/06915/FUL
- Highways, congestion and parking concerns with regards to development under 18/06915/FUL and proposed application.
- Lacks landscaping and parking scheme
- Loss of privacy to Grafton
- No objections to scheme if only one property on-site

APPENDIX B: Site Location Plan



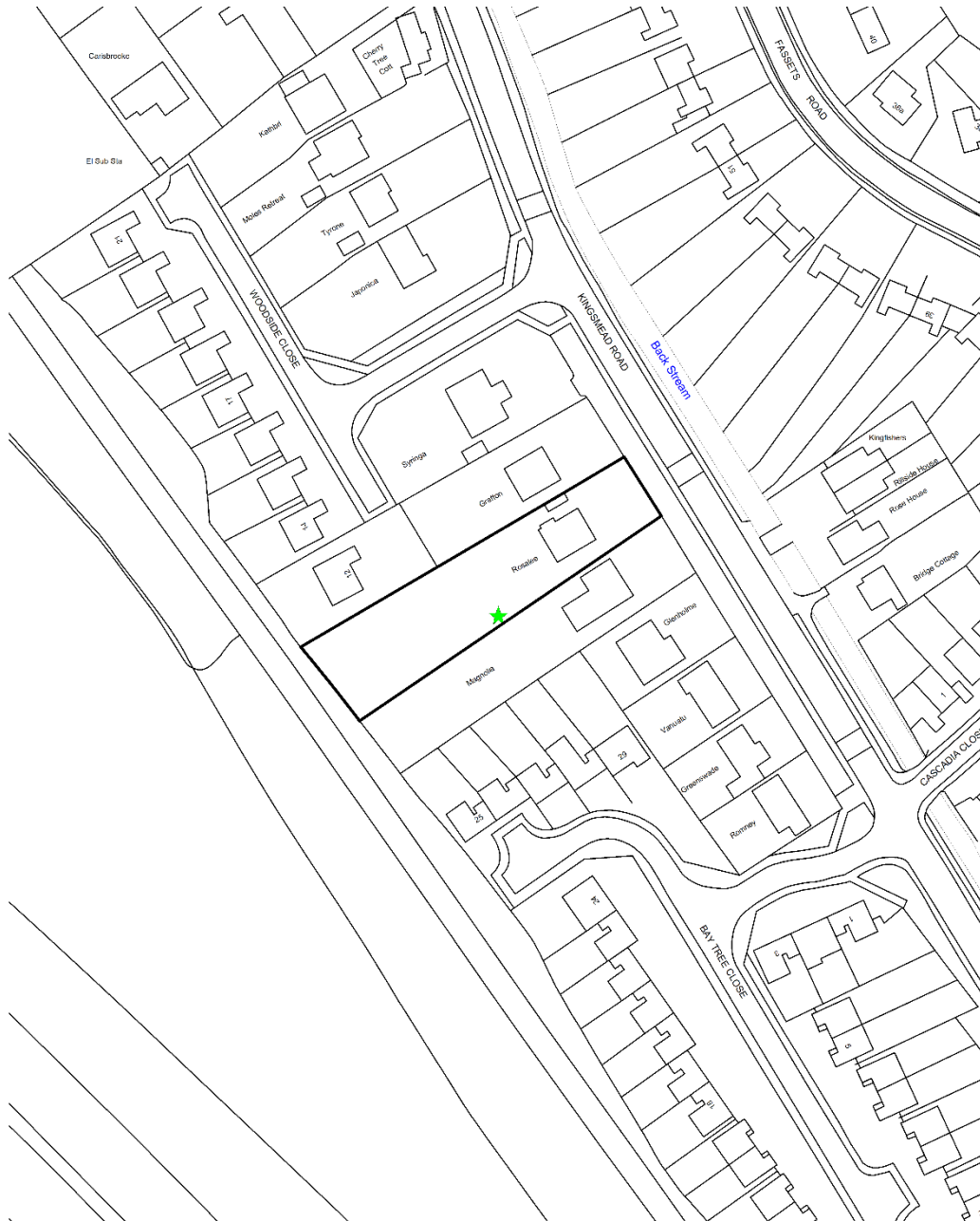
Location Plan



SCALE BAR ~ 1:1250

APPENDIX B: Site Location Plan

21/07860/FUL
Scale 1/1250



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