



Report to West Area Planning Committee

Application Number:	21/07369/FUL
Proposal:	Householder application for construction of single storey front, part first floor/part two storey rear, side extensions, raising and alterations of roof in connection with loft conversion, installation of roof lights and internal and external alterations
Site Location:	36 Shelley Road High Wycombe Buckinghamshire HP11 2UW
Applicant:	Mr Chatur
Case Officer:	Jackie Sabatini
Ward(s) affected:	Abbey
Parish-Town Council:	High Wycombe Town Unparished
Date valid application received:	24th August 2021
Statutory determination date:	19th October 2021
Recommendation	Application permitted

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Full planning permission is sought for the construction of a single storey front extension, part first floor part two storey side /rear extension, alterations to the roof in connection with loft conversion, installation of roof lights and internal and external alterations.
- 1.2 The application site comprises, a detached two storey dwelling, with attached garage projecting from the main front elevation, but set back from the highway. The front of the site is used for parking and can accommodate 3 cars to park. The property is located on Shelley Road where the surrounding dwellings are predominately detached properties of various size and characteristics. Many of which have already had alterations and extensions comparable with this application; creating a more varied street scene.
- 1.3 It should be noted that the application has been amended to show a 300mm reduction to the ridge height of the two storey side element of the proposal; achieving a front façade that appears as an addition to the existing front façade and roof line as opposed to a continuation of the existing ridge.

- 1.4 The alterations and extensions proposed are considered acceptable as they will not significantly impact on the residential amenity of neighbouring properties, the character and appearance of the area or the safety and convenience of the adjacent highway.
- 1.5 The proposal is considered to comply with the relevant Development Plan policies and is therefore recommended for approval subject to conditions.
- 1.6 The application is before Committee because the local Member, Councillor L.M Clarke OBE has raised concerns:

Comments: If you are minded to approve, please bring to Committee for determination.

This is a very large extension of this 3 bedroomed property to a 5 bedroomed property. Its overdevelopment compared to the neighbouring properties on either sidearm also on the street and against policy CP9 – Sense of Place and DM35 – Placemaking and Design Quality in that the proposed application does cause a light issue to both neighbouring properties that light the habitable rooms

As the front of the property shows a parking layout for vehicles there appear to be no planned drainage from rainwater run-off. There is no planned bin storage and as the property is built to the boundary on both sides could this be a problem.

If site visits are in place can a site visit, please be arranged.

2.0 Description of Proposed Development

- 2.1 Full planning permission is sought for the construction of a single storey front extension, two storey wrap around rear extension, alterations to roof in connection with loft conversion, installation of roof lights to roof and rear and internal alterations.
- 2.2 Alterations to the front include the construction of a small 0.5 x 0.9 area between the dwelling and existing garage to the side to follow the existing side elevation wall.

A single storey front extension that would pull an existing incline between the garage and existing front porch forward approximately 2.3m with a canopy above, set back significantly from the front elevation of the garage.
- 2.3 The side element of the two storey wrap around the rear extension would, in most part, be set over the existing garage. It would sit back significantly from the front elevation of the garage in-line with the existing first floor, measuring approximately 3.2m in width, 9.5m in depth with a ridge that would sit 300mm lower than the main roof. The roof would accommodate two roof lights to the front and a gable end with Juliet balcony to the rear.
- 2.4 The two storey element of the proposal would measure approximately 3m in depth and 10.7m in width. The roof would have the same eaves and ridge height as the existing main roof and accommodate a gable end to the rear with a roof light in each side elevation

Internal alterations do not require planning permission.

3.0 Relevant Planning History

- 3.1 None relevant

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), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality).

DSA: DM1 (Presumption in favour of sustainable development)

Residential Design Guide SPD List relevant policies & SPD

- 4.1 The construction of a single storey front, two storey rear/side extension, alterations to roof in connection with loft conversion, installation of roof lights and internal and external alterations are considered acceptable in principle, subject to other material considerations, detailed below

Transport matters and parking

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

DSA: DM2 (Transport requirements of development sites) List relevant policies & SPD

- 4.2 The site could still accommodate 3 cars to park as the Buckinghamshire County Parking Guidance requires.

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)

DSA: DM11 (Green networks and infrastructure), Housing intensification SPD List relevant policies & SPD

- 4.3 It is acknowledged that objection has been raised by two neighbouring properties with regard to the development being out of character to the area due to front elevation roof lights. However, it should be noted that the property has permitted development rights intact and, as such, front elevation roof lights could be inserted without the need for planning permission.
- 4.4 Although the proposed development would be visible from the street scene it would, in most part, be confined to the side and rear of the host dwelling with a slightly lower ridge height and this would help minimise any impact of the proposed development on the street scene.
- 4.5 As previously mentioned the two storey side element of the two storey wrap around the rear extension would be sited over the existing garage and continue the line of the existing side elevation wall to maintaining the existing 0.6 gap from the side boundary shared with neighbouring property No 38 Shelley Road.
- 4.6 No 38 already has a two storey side elevation built up to this shared boundary and there are no primary windows to habitable rooms located in this side elevation of No 38.
- 4.7 Although this proposal would include a first floor that would fall short by 0.4m from the advised 1m step in from the side boundary, due to the staggered front elevation and 0.6m gap the proposal would not result in a terraced façade when viewed from the street scene.
- 4.8 In any case, it is important to note that the area is already characterised by detached properties of various size, design and characteristics, many of which have had extensive

alterations and extensions that are highly visible from the highway; creating a more varied street scene. An example of which, but not exclusive to is No 25 Shelley Road (21/07488/FUL - two storey side/rear extension, single storey front extension, extension to existing dropped kerb and materials and fenestration alterations.

- 4.9 When taking account of the above, the proposed scale and form of development proposed is considered acceptable in terms of impact and design for its location and it would be difficult to argue that any significant impact to the host dwelling or the character and appearance of the surrounding area would occur as a result of this application that would justify refusing planning permission.

Amenity of existing and future residents

- 4.10 It is acknowledged that objection has been raised by two neighbouring properties with regard to overlooking loss of light and overbearing issues.
- 4.11 Additional fenestration at first floor level and above would include a window and roof lights to the front elevation, a window with Juliet balcony, small gable end window and roof lights to the rear. No fenestration is proposed in either flank elevation other than a roof light in either side of the proposed two storey rear extension and front porch area.
- 4.12 However, the windows to the front would look out over Shelley Road, the windows to the rear would look onto the host dwelling rear amenity space providing oblique viewing and the proposed roof lights in either side of the proposed two storey rear extension would be obscurely glazed, fixed shut and non-opening upto 1.7m above finished floor level to avoid any overlooking issues into neighbouring amenity space. The roof lights in the front porch area would cause no more overlooking than would be reasonable considering the distance between the porch and any neighbouring property.
- 4.13 From the plan submitted (Dgr SR1 Rev B) and a visit to the application site it is noted that the proposal development would not impinge on the Council's light angle guidelines when being measured from the mid-point of the nearest habitable room window of any neighbouring property.
- 4.14 No significant impact to the residential amenities of any neighbouring property is considered to occur as a result of this application with regard to overlooking loss of light or overbearing issues and a refusal on this basis would be difficult to justify.

Green networks and infrastructure

- 4.15 Policy DM34 requires all development to protect and enhance both the biodiversity and green infrastructure features and networks both on and off site for the lifetime of the development.
- 4.16 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.
- 4.17 In order to compensate for the loss of any green space and associated biodiversity a condition would need to be imposed on any planning permission granted requiring a bat/bird box to be included in the proposed development.

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 development plan policies.

6.0 Working with the applicant / agent

- 6.1 In accordance with paragraph 38 of the NPPF (2019) 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.
- In this instance the applicant/agent was updated of any issues after the initial site visit. The applicant was provided the opportunity to submit amendments to reduce the ridge height of the proposed side extension. Acceptable amendments were received.

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 01 REV B, 02 REV A, 03 REV C, 04 REV A, 05 REV D, 06 REV B; 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, 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.

- 4 Notwithstanding any other details shown on the plans hereby approved, the rooflights to be inserted in both side elevation roof slopes of the two storey rear extension shall, up to a minimum height of 1.7 metres above finished floor level, be fixed shut (without any opening mechanism) and glazed in obscure glass. The roof-lights shall thereafter be retained as such.

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

- 5 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 any loss of green space and increase biodiversity opportunities a bird/bat box shall be attached to the house, in a position suitable for their intended purpose, and thereafter retained for the lifetime of the development.

Reason: To comply with the requirements of Policy DM34.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

Cllr Mrs L Clarke

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Parish/Town Council Comments

High Wycombe Town Unparished – Abbey Ward

Consultation Responses

None

Representations

3 x objections (duplications):

- Overlooking
- Loss of light
- Overbearing
- Skylight to front id out of character to the area
- Loss of view
- Boundary issues
- Noise & dust during construction

The Council will only consider planning matters that relate to the application in hand during the determination of any planning application. Non-planning matters cannot be considered. Each planning application is considered on its own merits.

Planning matters

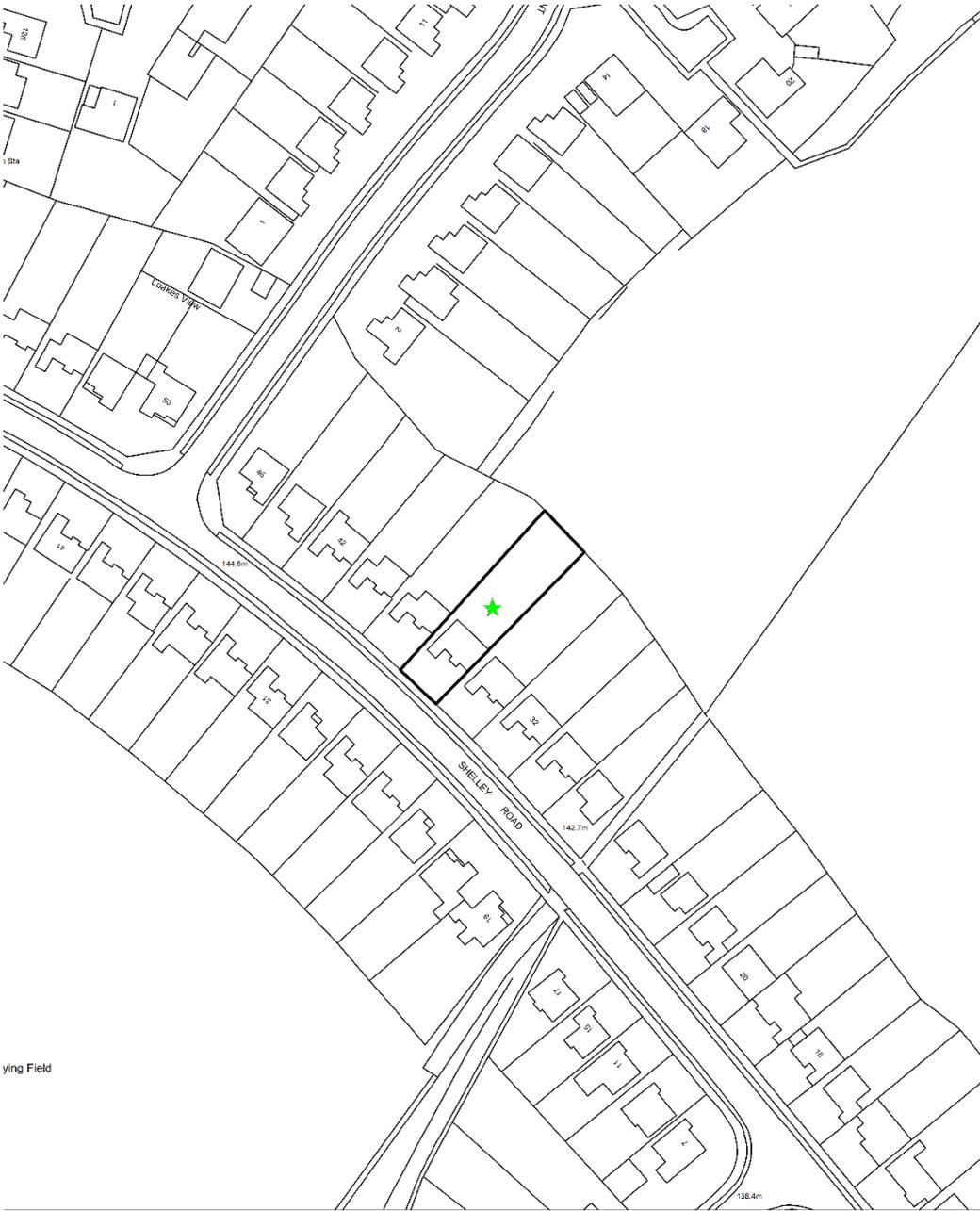
- Overlooking
- Loss of light
- Overbearing
- Out of character

Non- planning matters

- Loss of view
- Boundary Issues
- Insignificant noise & dust during construction

APPENDIX B: Site Location Plan

21/07369/FUL
Scale 1/1250



Planning Committee
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Ordnance Survey 100062456