



Report to West Area Planning Committee

Application Number:	21/07373/FUL
Proposal:	Householder application for construction of two storey rear extension, garage conversion and fenestration, roof and external material alterations
Site Location:	Lindsey House Pheasants Hill Hambleden Buckinghamshire RG9 6SN
Applicant:	Mr & Mrs J Jamison
Case Officer:	Shama Hafiz
Ward(s) affected:	Chiltern Villages
Parish-Town Council:	Hambleden Parish Council
Date valid application received:	11th August 2021
Statutory determination date:	6th October 2021
Recommendation	Application Permitted

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 This householder application seeks planning permission for the construction of a two storey rear extension, garage conversion and fenestration, roof and external material alterations at Lindsey House, Pheasants Hill.
- 1.2 This proposal will have no adverse effect upon the character of the host property or to the scenic beauty and character of the surrounding Chilterns AONB.
- 1.3 This proposal will have no adverse effect upon the amenities of adjacent residents.
- 1.4 This proposal will have no adverse effect upon highway safety and the convenience of other road users.
- 1.5 This proposal will have no adverse effect upon biodiversity or ecology.
- 1.6 This application has been called to the Planning Committee by Hambleden Parish Council. The Parish Council consider that this proposal will result in excessive light pollution if permitted.
- 1.7 This proposal accords with the policies of the Development Plan and is recommended for approval.

2.0 Description of Proposed Development

- 2.1 Lindsey House is a two storey, detached dwelling house, with a detached single garage and is situated on the western end of the small hamlet of Pheasants Hill, Hambleden. The existing property lies adjacent to the public footpath which extends westwards, across an area of open land.
- 2.2 The application site is situated within the Chilterns Area of Outstanding Natural Beauty, but is situated just outside of the Pheasants Hill Conservation Area. The application site is also situated adjacent to land within the control of The National Trust.
- 2.3 This application seeks full planning permission for the construction of a two storey rear extension, a garage conversion, fenestration and roof alterations, together with external material alterations.
- 2.4 Amended plans have been received during the course of this application which now show that a first floor rear window to the proposed rear extension will now be of a similar size and design as those existing. Furthermore, the proposed fenestration at the front entrance of the property has been reduced so that the high level window – extending to the first floor level, has now been removed.
- 2.5 The submitted plans show that the first floor of the whole dwelling will now be re-clad in natural pre-treated weather boarding, painted black and the ground floor level will be covered with render. The existing concrete roof tiles will be replaced with red/brown plain tiles.
- 2.6 It is also proposed to convert the existing garage into an ancillary amenity room for the dwelling. Minor changes to the elevations are required to support the proposed use.
- 2.7 The application is accompanied by:
 - a) Design and Access Statement
 - b) Ecology and tree Checklist
 - c) Amended Cover letter

3.0 Relevant Planning History

Reference	Development	Decision	Decision Date
89/06395/FUL	ERECTION OF BARN FOR VEHICLE STORAGE	REF	12 September 1989

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)

DSA: DM1 (Presumption in favour of sustainable development), DM6 (Mixed-use development).

- 4.1 The application property is an existing, unlisted, dwelling house, outside of an area of Green Belt. The erection of extensions to the property is therefore acceptable in principle.

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)

- 4.2 The application property is a large dwelling with 7+ habitable rooms and is situated within Residential Parking Zone C. In accordance with the Buckinghamshire Countywide Parking Guidance an optimum number of off street car parking spaces required to serve the enlarged property is 4. The submitted plans show that at least 4 cars can park on the frontage of the application site.

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)

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

Housing intensification SPD

- 4.3 The application site is situated in a prominent position, within the Chilterns Area of Outstanding Natural Beauty. A public footpath extends westwards from the site area, out into the open countryside of the Chilterns. An area of National Trust land lies adjacent, to the west and north.
- 4.4 Given its sensitive position within the AONB, any new extension onto the property will be expected to achieve a high standard of design and appearance.
- 4.5 It is considered that the proposed rear extension and elevation alterations have been sensitively designed to reflect and improve the appearance of the existing dwelling. The proposed use of red/brown plain tiles, black painted timber weather boarding and render are all common features in the Chilterns and are considered appropriate for this rural location. However, in order to ensure that the proposed materials are of sufficient quality, a planning condition should be imposed requiring that the details be submitted and approved before their use.
- 4.6 However, concern has been expressed, by local residents, the Parish Council and the National Trust that the introduction of additional and larger windows in both the rear and front elevations of the property will result in increased light spill out into the wider AONB. The concern is that the increase in light spill and reflection will be detrimental to the existing character of the surrounding rural location, which is predominately dark at night.
- 4.7 However, in order to overcome these objections, the applicant has reduced the size of the proposed first floor rear windows. Furthermore, the proposed floor to ceiling window on the front elevation has also been reduced in size so that it now only incorporates the ground floor level of the property.
- 4.8 Although, this proposal will increase the number of windows in the property, the existing rear elevation has two habitable room windows on the first floor. The introduction of a third window will only marginally increase the level of light spill, on this elevation.
- 4.9 With regard to the proposed entrance, the amended plans now show that the high level glazing has been reduced. It is now considered that any light spill from this elevation would also be marginal.

- 4.10 Concern has also been raised by The National Trust that the design of the proposed extension with its rear balcony area and balustrading is unattractive and out of keeping with the character of the area. However, the balcony feature already exists at the property and therefore an objection to its presence cannot be sustained.
- 4.11 The submitted plans do show that the application site area extends to the south of the residential property and is not considered to form part of the residential curtilage. An informative should be added to any planning permission, to this effect.
- 4.12 Overall, it is considered that this proposal will improve the appearance of the host dwelling and will not result in harm to the scenic beauty and character of the surrounding AONB.

Amenity of existing and future residents

Wycombe District Local Plan (August 2019): DM35 (Placemaking and Design Quality), DM40 (Internal space standards)
Housing intensification SPD

- 4.13 It is considered that the proposed extension and alterations to the property will have no adverse effect to the amenities of neighbouring properties by way of loss of light or privacy. The amended plans clearly show that the proposed glazed entrance porch does not contain a mezzanine or first floor level, which could overlook the adjacent properties.
- 4.14 However, concern has been expressed by an adjacent neighbour that the proposed glazed entrance will result in excessive light spill into their property and reduce their existing amenity. The residents state that at present only a small porch light exists on the entrance to Lindsey House and that the increase in glazing will result in an unacceptable level of light spill.
- 4.15 The introduction of a glazed window in the application property will inevitable enable light to be seen from within. However, the application property is not situated within an isolated position in the countryside. It is situated amongst a group of other dwellings, in close proximity to each other. These dwelling all have a varied amount of windows and emit a level of light spill themselves. The proposed windows in the application property would be viewed against the backdrop of existing fenestration in the immediate area.
- 4.16 In light of the above, it is considered that this proposal would not be sufficiently detrimental to the amenities of adjacent residents to warrant the refusal of planning permission.

Ecology

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

DSA: DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in development).

- 4.17 Policy DM34 of the Wycombe District Local Plan 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. 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.
- 4.18 In this instance, the proposed rear extension would be erected in an area of garden which is predominantly laid to grass. In order to compensate for the loss of this green

infrastructure and associated biodiversity, a planning condition would need to be imposed on any permission requiring a bat and a bird box should be included in the proposed development.

- 4.19 Given the rural location of the application site, there is a likelihood that bats are present in the area. Therefore, the applicant should be made aware of their statutory obligations if any bats are found within the property. An informative should be added to any planning permission to this effect.

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 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.
- 6.3 In this instance the applicant/agent was updated of any issues after the initial site visit and was invited to submit amended plans regarding the level of fenestration, the and the proposed materials. The applicant complied and the application was subsequently recommended for approval.

7.0 Recommendation

Grant Planning Permission, 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 03B and 04B; 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 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any work to the external finish of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To secure a satisfactory external appearance.

- 4 Prior to the first occupation of the development, hereby permitted, a bat and a bird box shall be installed at the property and thereafter retained, permanently, for the lifetime of the development.

Reason: In order to ensure a net gain in biodiversity opportunities at the site, in compliance with Policy DM34 of the Wycombe District Local Plan (2019)

INFORMATIVE(S)

- 1 In accordance with paragraph 38 of the NPPF2 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.

In this instance the applicant/agent was updated of any issues after the initial site visit and was invited to submit amended plans regarding the level of fenestration, the and the proposed materials. The applicant complied and the application was subsequently recommended for approval.

- 2 The applicant is advised that protected species (including all bats) use buildings. The Conservation of Habitats and Species Regulations 2010 provides very strong protection for these species and so you must be certain that they are not present before works begin. If the presence of bats or other protected species is suspected, a licence may be required from Natural England before works can commence. If protected species are found whilst carrying out work, all work must stop and Natural England must be informed.

Buildings should be inspected prior to works commencing and if the presence of bats is suspected advice will need to be sought from Natural England via the Bat Line on 0845 1300228. Further advice on bats is available from The Bat Conservation Trust <https://www.bats.org.uk>. The consent given by this notice does not override the protection afforded to these species and their habitat.

- 3 The submitted plans, hereby approved shown that the application site extends beyond the area of the residential curtilage. Therefore, the applicant should not consider that the whole of the site lies within a residential use.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

None received.

Parish/Town Council Comments

Hambleden Parish Council: Should the Planning Officer be minded to approve this application, Hambleden Parish Council would like it to be “called in” to the West Buckinghamshire Area Planning Committee, on the grounds that it will cause excessive light pollution if permitted. I confirm that a member will attend the committee to speak if the request for call in is agreed.

Consultation Responses

None

Representations

Amenity Societies/Residents Associations

The National Trust: object to the amended plans on the following grounds:

- Approximately 3,900 acres of land in and around Hambleden is the subject of a restrictive covenant - “The Greenlands Covenant”
- The application site lies just beyond the covenanted area but adjoins it on its western and northern boundary. Although restrictive covenants are not a planning matter, the Council should be mindful of the great contribution it makes by preserving the architectural history and the rural character of the Hambleden Valley.
- The revised proposals show a substantial reduction on glazing on the rear elevation, but retains the addition of an inappropriate balcony feature. No reduction has been made to glazing the front elevation.
- This proposal will result in light emittance and reflection across the valley and surrounding area, to the detriment of the character of the area, particularly at night.
- The design of this proposed glazing is out of keeping with other properties in the area.

Other Representations

Objections have been received from an adjacent resident. The grounds of objection include:

- excessive light spill from proposed front entrance resulting in a loss of amenity
- loss of privacy

APPENDIX B: Site Location Plan

21/07373/FUL
Scale 1/1250

