



## Report to South Area Planning Committee

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<b>Application Number:</b>	PL/21/1238/FA
<b>Proposal:</b>	Demolition of existing bungalow and garage (unlisted building in a conservation area), erection of a new dwelling and amended drive
<b>Site location:</b>	Wrango Cottage Village Road Denham Buckinghamshire UB9 5BE
<b>Applicant:</b>	Mr Danny & Mrs Jackie Smith
<b>Case Officer:</b>	Laura Peplow
<b>Ward affected:</b>	Denham
<b>Parish-Town Council:</b>	Denham Parish Council
<b>Valid date:</b>	13 April 2021
<b>Determination date:</b>	17 April 2022
<b>Recommendation:</b>	Conditional Permission

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

- 3.2 The application seeks planning permission for the demolition of an existing dwelling known as Wrango Cottage, and the erection of a replacement dwelling.
- 3.3 The application is required to be determined by Planning Committee due to call-ins by Cllr Hollis and Cllr Chhokar. Material planning reasons relating to the impact upon the Conservation Area.
- 3.4 The recommendation for the application is conditional permission.

### 4.0 Description of Proposed Development

- 4.2 The proposed dwelling would be single storey and of an 'arts and crafts' influenced design benefiting from hipped roof form and cat-slide elements. A basement level is also proposed. The proposed dwelling would have four bedrooms.
- 4.3 The proposed dwelling would be orientated to run parallel to Village Road, and would be set further back from the highway than the existing dwelling.
- 4.4 The proposed dwelling would be constructed of brick and render, with a plain tiled roof and timber framed openings, though it is recommended that specific details of these are secured by condition.

- 4.5 An amended plan changing the roof design was received over the course of the application and given the design changes neighbour reconsultation undertaken. Updated SuDs drainage calculations were also provided.
- 4.6 The application site is located within the Metropolitan Green Belt and within the Denham Village Conservation Area. There are a number listed buildings located within close proximity or adjacent to the site, though Wrango Cottage itself is not listed. The boundary wall to the front of Wrango Cottage is listed with changes previously consented under application references PL/20/0067/FA & PL/20/0068/HB.
- 4.7 The application is accompanied by the following supporting information:
- a) Ecological Survey,
  - b) SuDS Drainage Calculations,
  - c) Topographical Survey,
  - d) Tree Report,
  - e) Heritage Assessment
  - f) Design and Access Statement.
- 4.8 Plans:
- a) Site and Building Sections, 21 WRAN SS01 B
  - b) Proposed Plans and Elevations, 21 WRAN PE01 B
  - c) Indicative Model Views, 21 WRAN V02
  - d) Location Plan, 19 WRAN SL01 A
  - e) Proposed Site Plan, 21 WRAN SP01 B
  - f) Existing Site Plan, 19 WRAN SU02D
  - g) Existing Plans and Elevations, 19 WRAN EX01 A.

### **3.0 Relevant Planning History**

- 3.1 ER/1090/60 – Erection of a single storey gardener’s cottage and two storey dwellinghouse. – Conditional Permission.
- 3.2 06/01521/EUC - Application for a Certificate of Lawfulness for proposed: bollards in entrance drive. – Certificate Refused.
- 3.3 14/01290/FUL - Application to remove the occupational limitations imposed by a legal agreement attached to planning permission ER/1090/60 and use Wrango Cottage as a dwellinghouse without restriction. – Conditional Permission.
- 3.4 PL/20/0067/FA - Demolition of existing entrance piers, and erection of new piers, gates and walling to widen existing entrance; proposed signage, lighting, letterbox in wall, installation of mounted entry box system and repairing of entrance apron. – Conditional Permission.
- 3.5 PL/20/0068/HB - Listed building consent application for Demolition of existing entrance piers, and erection of new piers, gates and walling to widen existing entrance. – Conditional Consent.
- 3.6 PL/20/1109/FA - Erection of detached dwellinghouse, garage and ancillary building incorporating stables and staff flat following demolition of existing bungalow, garage and outbuildings. – Withdrawn.

## 4.0 Summary of Representations

13 letters of objection received (some multiple from the same objector) and summarised as follows:

- loss of privacy for neighbouring residents;
- potential for further development of the plot requests that this is restricted by covenant;
- flooding;
- incorrect details on the submitted Design & Access Statement;
- loss of light;
- noise and disturbance particularly in relation to plant room;
- incorrect details on site/location plan with reference to unidentified listed buildings;
- impact on Conservation Area and setting of adjacent listed buildings without public benefit, specific harm identified from the roof form, orientation, bulk and massing, and detailing;
- concern with construction traffic;
- impact on trees;
- impact on Green Belt, concerns specifically raised with regards to increase in floorspace;
- amended plans make minimal difference.

## 5.0 Policy Considerations and Evaluation

- National Planning Policy Framework (NPPF), February 2019.
- Planning Practice Guidance
- National Design Guidance, October 2019
- South Bucks Core Strategy Development Plan Document - Adopted February 2011
- South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011;
- South Bucks District Local Plan Appendix 5 (Conservation Areas)
- Buckinghamshire Wide Parking Standards, September 2015
- South Bucks District Council Residential Design Guide Supplementary Planning Document (SPD) - Adopted October 2008
- Chiltern and South Bucks Townscape Character Study 2017
- Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule
- Denham Neighbourhood Plan 2021

### Principle and Location of Development

Core Strategy Policies:

CP1 (Housing provision and delivery)

Local Plan Saved Policies:

GB1 (Green Belt boundaries and the control over development in the Green Belt)

GB10 (Extensions to dwellings in the Green Belt)

GB11 (Rebuilding of dwellings within the Green Belt)

5.2 The NPPF was updated July 2021 and whilst this replaced the previous Planning Policy Statements and Guidance Notes, it does not replace existing local policies that form part of the development plan. It does state however, that the weight that should be given to these existing local policies and plans will be dependent on their degree of

consistency with the NPPF. Therefore, the closer the policies in the development plan to the policies in the Framework, the greater the weight that may be given to them.

- 5.3 It is noted that policies GB1 and GB11 are not entirely in accordance with the NPPF. Where there is a difference or conflict in policy, then the NPPF takes precedence.
- 5.4 Paragraph 137 of the National Planning Policy Framework (NPPF) states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 149 of the NPPF states local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt. However, exceptions to this include exist the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces. Furthermore, guidance for Policy GB11 of the Councils Local Plan (adopted March 1999) states 'the replacement dwelling would be for a single family occupation and the size of the replacement dwelling would be no greater than that the original dwelling plus any extension which would comply with the terms of Local Plan Policy GB10. Guidance for Policy GB10 of the Council's Local Plan (adopted March 1999) states that "Extensions, which together with all previous extensions, are not of a small scale in relation to the original dwelling will be considered unacceptable in the Green Belt. In this connection, extensions or alterations which would result in the original dwelling having increased its floorspace by more than half will not be regarded as small scale".
- 5.5 The original dwelling is calculated as having a floor space of approx. 137sqm. The proposed replacement dwelling is calculated as having a total floor space of 376sqm. This would result in a total increase in floor space of approx. 174.5%.
- 5.6 Nevertheless, of this floor space 175sqm would be contained within the basement level. As shown on the proposed elevations and the submitted section drawings, the proposed basement would be almost entirely subterranean with the only externally visible indications of the presence of a basement being light-well rooflights and an external staircase. As these features would result in no increase in built form above ground floor level and would have minimal visibility, it can be reasonably concluded that the presence of a basement would have no further impact upon the openness of the Green Belt.
- 5.7 This would therefore, result in a dwelling with a floor space of 201sqm, which would represent an increase in floor space of 46.7%. Floor space is not the only determinant as to the impact upon openness. The proposed replacement dwelling would have a moderately taller ridge and eaves heights than the existing dwelling however, this would largely be offset by the presence of a less bulky hipped roof form rather than the existing gabled form. The replacement dwelling would still be perceived as a single storey bungalow in form. In addition, it would be considered reasonable to remove the dwelling's permitted dwelling rights in order to prevent the introduction of additional built form which could be harmful to the openness of the Green Belt.
- 5.8 Overall the proposal would replace an existing residential bungalow with a new residential bungalow of comparable scale, which is not considered to be materially larger and as such is considered to meet with Policy GB11 and also exception d) as set out in Paragraph 149 of the NPPF.

## **Transport matters and parking**

Core Strategy Policies:

CP7 (Accessibility and transport))

Local	Plan	Saved	Policies:
TR5 (Access, highways work and traffic generation)			
TR7 (Traffic generation)			

5.9 Highways officers responsible for parking and highways safety raise no objection to the proposed development, subject to condition for the parking to be laid out prior to initial occupation of the new dwelling. A suitable condition will be imposed on any grant of approval in this regard.

5.10 The dwelling shows a four bedroom dwelling. As parking standards are taken from the following document: Buckinghamshire Parking Guidance September 2015. Denham is within Zone B (Mid-range population) where guidance requires three parking spaces within the curtilage of the application site, which is optimal for a property with four bedrooms. The proposed plans indicate that there would be sufficient space to accommodate the required parking in this instance.

5.11 The proposal is therefore, not considered to give rise to any parking or highway safety issues that would warrant refusal of planning permission in this instance.

## **Raising the quality of place making and design/ Historic Environment (or Conservation Area or Listed Building Issues)**

Core Strategy Policies:

CP8 (Built and historic environment)

Denham Conservation Area Character Appraisal:

Denham Neighbourhood Plan:

DEN2: Design in Denham Village Road

Local Plan Saved Policies:

C1 (Development within a Conservation Area)

EP3 (The Use, Design and Layout of Development)

EP4 (Landscaping)

H9 (Residential development and layout)

5.12 The application site is located within the Denham Village Conservation Area. The application site is also located adjacent, or in close proximity, to a number of listed buildings including The Old Store to the west and Wrango Hall opposite. The listed buildings and Conservation Area constitute designated heritage assets.

5.13 Paragraph 199 of the NPPF advises that great weight should be given to the conservation of a heritage asset, with the weight varying depending on the importance of the asset. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

5.14 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area. Section 66 of the Act requires that development

which affects a listed building or its setting, shall have special regard to the desirability or preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 5.15 Policy C1 of the Local Plan states that development within a Conservation Area that fails to preserve or enhance its character will not be permitted, including views into or out of the Conservation Area. Proposed development within the Conservation Area must also be of a high standard of design sympathetic to the existing building and the Conservation Area as a whole.
- 5.16 Local Plan policy EP3 states that development will only be permitted where its scale, layout, siting, height, design, external materials and uses are compatible with the character and amenities of the site itself, adjoining development and the locality in general. Poor designs which are out of scale or character with the surroundings will not be permitted.
- 5.17 Local Plan policy H9 requires that proposals for residential development are compatible with the character of the surrounding area in terms of density, layout, design, height, scale, form and materials.
- 5.18 Neighbourhood Plan policy DEN2 requires that design in Denham Village must demonstrate full regard to the principles of the Denham Conservation Area Character Appraisal, and to a number of design features within the Conservation Area. Of particular relevance to the development proposed here is reference to a dominant material palette of red brick and clay tiles, tall brick boundary treatments, regular building lines, the presence of large detached houses and glimpses between buildings leading to long rear gardens or countryside.
- 5.19 The Denham Conservation Area Character Appraisal states that rooflines are varied because of differing ridge and eaves heights, with gabled end roofs and hipped roofs also common. Buildings are noted as almost always being parallel to the road and chimney stacks are ubiquitous. The existing dwelling is noted as not being in character with the Conservation Area due to its modern bungalow design, large garage door facing onto the highway, horizontal emphasis, materials and single storey scale.
- 5.20 As referred to within the Conservation Area Appraisal, the existing dwelling poorly integrates within the Conservation Area due to its more-modern design, use of materials and orientation. As such it is considered that there is opportunity for a dwelling which better respects the character of the area.
- 5.21 The proposed dwelling would be more reflective of the overall character and appearance of the Conservation Area. This is considered as a result of its proposed orientation towards the highway which is noted as being typical within the Conservation Area Appraisal. The broken-up roof form, featuring an entirely pitched roof design with projecting half-hipped elements and larger chimney stacks. The proposed dwelling would also no longer feature a garage door facing the street scene which has also been noted as failing to respect the area's character. Similarly, the proposal would provide for the opportunity to integrate higher quality materials more suitable for the area, which are recommended to be controlled by condition.
- 5.22 The proposed dwelling would also be set further back from the highway and largely screened in views from the public realm by the retained boundary treatment, consequently it would not appear prominent within the street scene.

- 5.23 The proposed basement level would be almost entirely subterranean and would have close to no impact upon the character of the Conservation Area, or the setting of the listed buildings.
- 5.24 It is noted that the proposal has received objections due to the proposed design but as stated above is found acceptable, this approach has been confirmed by the Council's Historic Buildings Officer. It is considered that the proposed dwelling presents a number of characteristics associated with Arts and Crafts style and that the proposed dwelling is of a more interesting design and traditional appearance than the existing dwelling on site, this character would not equate to harm to the Conservation Area or the setting of the listed buildings.
- 5.25 As the proposed dwelling is considered to preserve the character of the Conservation Area and the setting of the listed buildings, no public benefits are required in support of the proposed development.
- 5.26 The proposed development would therefore, comply with Local Plan policies C1, EP3 and H9, as well as paragraph 199 of the NPPF, Neighbourhood Plan policy DEN2 and the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **Amenity of existing and future residents**

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP5 (Sunlight and daylight)

- 5.27 Local Plan policy EP3 requires regard to the amenities of adjacent properties. Policy EP5 states that development will be permitted only if it would provide for adequate daylight, and where possible sunlight, to reach into spaces around and between buildings and other physical features and would not result in a significant loss of daylight or sunlight to adjacent buildings or land.
- 5.28 Objections have been received with regards to potential loss of light, overlooking and disturbance arising from the proposed pool room.
- 5.29 The proposed dwelling would be set approx. 15m from the nearest neighbouring dwelling, and typically 4.6m from the nearest common boundary, though 2.2m at the closest point. Taking into account these separation distances and the single storey scale of the proposed dwelling with its room form pitched away from the flank boundary it is not considered that there would be any significant loss of light for occupiers of the adjacent dwelling or their rear amenity space.
- 5.30 With regards to potential overlooking. The proposed dwelling would feature rooflights to the flank elevations. When considering the height of these rooflights and the single storey scale of the dwelling, these would enable no views which are not presently achievable from elsewhere in the site, and as such are found acceptable. Moreover, the existing flank boundary treatments would help to preserve privacy.
- 5.31 With regards to the proposed plant room. The proposed plant room would be set approx. 2.2m from the common boundary and approx. 19m from the neighbouring dwelling itself. Given the concerns raised relating to noise generation and disturbance clarification was sought from the agent relating to the equipment to be contained in the plant room. It is anticipated that this will contain: a ground source heat pump, hot and cold water storage, back up boiler, water softener and electrical

metering and distribution. The potential for rainwater harvesting/incorporation of a grey water system is also being considered. No air conditioning or external condensers are proposed. It is also noted that the plant room is located below ground and will be contained within a reinforced concrete shell with concrete floor thus reducing the likelihood of external noise.

5.32 It is considered unlikely that the proposed plant room would have a significant impact on the amenities of neighbouring properties and on this basis no objection is raised to this element of the proposed replacement dwelling. In any case, were the noise resultant from the plant room to create unneighbourly disturbance this would fall within the remit of environmental health with any nuisance considered under the relevant legislation. The installation of external equipment such as an air conditioning unit would require consideration under a separate planning application.

5.33 As such the proposed development is considered to comply with Local Plan policies EP3 and EP5, and would preserve the amenities of neighbouring dwellings.

### **Flooding and drainage**

Core Strategy Policies:

CP13 (Environmental and resource management)

5.34 The site is located within a surface water flood zone, and some concern has been raised in this regard. During the course of the application updated flood risk calculations were submitted as those originally submitted related to a previous iteration of the scheme. An appropriate condition is proposed to deal with infiltration and discharge run-off.

### **Ecology**

Core Strategy Policies:

CP9 (Natural environment)

CP13 (Environmental and resource management).

5.35 A tree report and tree protection plan has been submitted in support of the application, and has subsequently been raised by the Council's tree officer to which no objection is raised subject to condition.

5.36 An ecological assessment has been submitted, finding that the site is of limited ecological value, with no evidence of bats recorded. Subject to a condition requiring the submission of a scheme of ecological enhancements, no objection is raised.

### **Other matters**

5.37 Incorrect details within the submitted Design & Access statement are noted. Nevertheless, an assessment has been made based on the submitted plans, as set out above, and this inaccuracy in a supporting document would not constitute a reason for refusal.

5.38 The objection requesting that a covenant/condition is enforced to restrict further planning applications is noted. Any proposal for the creation of an additional dwelling would require submission of a planning application - each application is assessed on its own merits and it is not considered reasonable to impose such a restriction.

### **Infrastructure and Developer Contributions**

Core Strategy Policies:

CP6 (Local infrastructure needs)

5.39 The development would be CIL liable, however, a self-build exemption form has been submitted in support of the application. If Self- Build Exemption is approved, no liability would be charged unless a disqualifying event occurs.

## **6.0 Weighing and balancing of issues/ overall assessment**

6.2 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.

6.3 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development which for decision taking means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

6.4 As set out above it is considered that, the proposed development would accord with development plan policies relating to Green Belt, historic environment, transport and parking, neighbour amenity, character and appearance of the area, ecology and flooding and drainage.

6.5 It is considered that a fair and reasonable balance would be struck between the interests of the community and the human rights of the individuals concerned in the event planning permission being granted in this instance.

## **7.0 Working with the applicant / agent**

7.2 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.

7.3 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.

7.4 In this instance an amended plan overcoming concerns raised by the Historic Buildings officer was received.

## **8.0 Recommendation: Conditional Permission, subject to the following conditions:**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice. (SS01)  
Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).
2. No development shall take place until a schedule of materials to be used in the elevations of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. This schedule of materials shall include details of any joinery details, rainwater goods, and eaves and detailing. Thereafter the development shall be carried out in accordance with the approved details. (SM01)  
Reason: To safeguard and enhance the visual amenities of the locality. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
3. Prior to the commencement of the development hereby permitted a specification of all finishing materials to be used in any hard surfacing of the application site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed using the approved materials. (SM02)  
Reason: To ensure that such works do not detract from the development itself or from the appearance of the locality in general. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
4. Notwithstanding any indications illustrated on drawings already submitted, no development shall take place until a scheme of landscaping which shall include indications of all existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained has been submitted to and approved in writing by the Local Planning Authority. None of the trees, shrubs or hedgerows shown for retention 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.)
5. 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 occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. 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.)

6. The destruction by burning, of materials within the site shall not take place within 8 metres of the furthest extent of the canopy of any tree or group tree to be retained on the site or on land adjoining as shown on the submitted plans. Similarly, no building materials, equipment, vehicles, plant, oil or other petroleum products shall be stored or allowed to stand within the branch spread of the trees to be retained on site.  
Reason: To ensure that the trees to be retained are adequately protected, in the interests of visual amenity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)
7. The scheme for parking, garaging and manoeuvring indicated on the submitted plans shall be laid out 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
8. Notwithstanding the provisions of Article 3 and Classes A, B, C and D of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and 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 Wrango Cottage, 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.  
Reason: The site is located within the Metropolitan Green Belt where strict control over development is necessary in order to maintain the openness of the Green Belt. (Policy GB1 of the South Bucks District Local Plan (adopted March 1999) refers.)
9. Prior to any above ground construction works commencing on site, an ecological/biodiversity enhancement scheme shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved scheme and details.  
Reason: To protect and enhance the biodiversity and ecology of the site. (Core Policy 9 of the South Bucks Local Development Framework Core Strategy (adopted February 2011) refers.
10. No works, other than demolition, shall begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

  - Water quality assessment demonstrating that the total pollution mitigation index equals or exceeds the pollution hazard index; priority should be given to above ground SuDS components
  - Ground investigations including:
  - Infiltration in accordance with BRE365
  - Groundwater level monitoring during the winter period (From November until March)

- Subject to infiltration being inviable, the applicant shall demonstrate that an alternative means of surface water disposal is practicable subject to the drainage hierarchy as outlined in paragraph 080 of the Planning Practice Guidance.
- Including a discharge rate as close as reasonable practicable to greenfield runoff rate
- Flootation calculations based on groundwater levels encountered during winter monitoring (November-March) or based on the worst case scenario of groundwater at surface level
- Drainage layout detailing the connectivity between the dwelling and the drainage component(s), showing pipe numbers, gradients and sizes, complete together with storage volumes of all SuDS component(s)
- Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.
- Construction details of all SuDS and drainage components
- Details of how and when the full drainage system will be maintained, this should also include details of who will be responsible for the maintenance
- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration of flow direction

Reason: The reason for this pre-construction condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 167 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

11. No development shall take place until details of the method for disposal of material to be extracted to form the basement hereby approved have been submitted to and approved in writing by the District Planning Authority. Thereafter the disposal of extracted material shall take place in accordance with these approved details.

Reason: To maintain the character and amenities of the area. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers).

12. The development to which this planning permission relates shall be undertaken solely in accordance with the following drawings:

**LIST OF APPROVED PLANS**

<b><u>Plan Reference</u></b>	<b><u>Date received by Local Planning Authority</u></b>
21 WRAN SP01 B	22.10.2021
21 WRAN PE01 B	22.10.2021
19 WRAN SL01 A	26.03.2021
21 WRAN SS01 Rev B	22.10.2021

## **INFORMATIVE(S)**

1. The Council is the Charging Authority for the Community Infrastructure Levy (CIL). CIL is a charge on development; it is tariff-based and enables local authorities to raise funds to pay for infrastructure.

If you have received a CIL Liability Notice, this Notice will set out the further requirements that need to be complied with.

If you have not received a CIL Liability Notice, the development may still be liable for CIL. Before development is commenced, for further information please refer to the following website <https://www.chiltern.gov.uk/CIL-implementation> or contact 01494 475679 or [planning.cil.csb@buckinghamshire.gov.uk](mailto:planning.cil.csb@buckinghamshire.gov.uk) for more information.

2. Due to the close proximity of the site to existing residential properties, the applicants' attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicles parking at the site or making deliveries, and general disruption caused by the works.

By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding problems and complaints from local residents and further information on how to participate can be found at [www.ccscheme.org.uk](http://www.ccscheme.org.uk).  
(SIN35)

## **APPENDIX A: Consultation Responses and Representations**

### Councillor Comments

Cllr Chhokar - Due to the issues raised by this Application I consider that the Applications would benefit from consideration at a Planning Committee Meeting.

Cllr Hollis - I believe that this application will benefit from further scrutiny at the south Bucks area planning committee.

### Parish/Town Council Comments

Application reviewed by the Parish Council and we still strongly object to this application as per our previous objection. We would like to add that we are disappointed with the comments of the Historic Buildings officer and we are disappointed that the development is considered 'tolerable'.

### Consultation Responses

#### **Archaeological**

Thank you for consulting the Buckinghamshire Council Archaeological Service on the above proposal. We maintain the local Historic Environment Record and provide expert advice on archaeology and related matters. The nature of the proposed works is such that they are not likely to significantly harm the archaeological significance of any assets. We therefore have no objection to the proposed development and do not consider it necessary to apply a condition to safeguard archaeological interest. If you have any queries regarding this advice, please do not hesitate to contact me.

#### **Heritage (25/05/21)**

This location is a sensitive one within Denham Village, being within the core of the conservation area. The site is large, and largely consists of unspoiled landscape, previously having pertained to the impressive, grade II listed Wrango Hall on the opposite side of the road. It has been retained as an undeveloped plot in order not to compromise the outlook from the Hall. The boundary wall to this property is also listed in its own right, as are the walls opposite. Wisteria Cottages and The White Cottage opposite is similarly listed, and this land also forms part of their setting.

The house that presently occupies the house in a modest and architecturally unremarkable bungalow in red brick. The conservation area embodies a high degree of significance as a mediaeval and later linear village, containing a high proportion of characterful historic buildings, small in scale in the centre of the village, becoming more suburban and larger towards the edges and broken up by mature landscaping within gardens.

The site embodies some significance as an undeveloped piece of garden land / paddock pertaining to Wrango Hall, and also provides an oasis of greenspace after the more densely developed and urban core of Denham village immediately to the west. Any built development on this land will affect the setting of the listed Wrango Hall opposite, and also the setting of the other adjacent listed buildings and structures. A new build property will also impact upon the character and ambience of the conservation area.

A previous application was made last year to support the redevelopment of this plot of land; this was withdrawn by the applicants. A number of constraints are active upon the site in planning and heritage terms, and discussions with the local authority were undertaken by the architects and clients in order to refine the proposals. This process took into account the need for a less prominent new residence that did not unduly impinge upon the sensitive setting of the adjacent heritage assets.

There was also a need to pick up upon the softer and more natural materials in the surrounding buildings, plus the possibility of acknowledging the Arts & Crafts legacy of the surrounding suburbs. A sunken terrace was considered as part of the composition, making use of the topography to gain additional accommodation in a basement floor.

From a heritage perspective the building successfully incorporates these design elements to produce something that is quieter and more recessive than the previous proposal. Importantly the building remains low within the site and more horizontal in aspect – engaging with the landscape of the plot more successfully. The vertical elements are largely confined to the chimneys, windows and doors. The easygoing modern feel of the building does not compete with the Georgian architecture of the adjacent properties and succeeds in producing something that is appropriately postmodern in character. The large tiled roof will help to press the building down further, with the large battered chimneys balancing this out neatly – these will help to create an appealing environment in the interior, especially if other bespoke fittings are integrated in the true Arts & Crafts tradition. A single chimney on the East side would help to balance the design as it appears a little too heavy on the West side with the larger wing and two chimneys – this would be straightforward to rectify.

Planning conditions may be attached in order to ensure that the exterior fittings and materials are controlled. Personally I feel that the use of brick externally will be too heavy and will work against the lighter and softer qualities of the design. A number of alternative materials could work for the walling that are softer and lighter – ideally a mixture of flint and lime mortar with tiled dressings and quoins in handmade brick. We will require sections for the plinth and details of the terracotta plinth bricks and specials.

Again the materials for the tiled roof – which could be either handmade clay peg tiles or handmade pantiles, or most preferable of all Westmorland / Cornish Slate, need to be controlled. The ridge tiled should be terracotta, bedded in lime mortar. The chimneys should be in lime roughcast with tiled dressings and the possibility of either terracotta cowls or clay terracotta pots – a methodology will be needed for the rendering, specifying no angle beads, with render applied up to stops. The flat crown must be in metal as this will be overlooked by other properties – copper or lead would be appropriate. A Copper flashing strip will assist in keeping the roof moss free.

Materials should also be specified for the fascias and windows and doors – all in stained or painted hardwood or Accoya. We require sections for these also – showing a minimum 90mm reveal to set the new windows in and to create shadows. All rainwater goods should be in cast metal or steel. The balustrade to the sunken patio should be Apart from that, the quality and configuration of the landscaping should be controlled, including new planting to provide some light screening. Limestone, clay pavements or sandstone for any hardstanding would be satisfactory. Any works to the entrance will require to be looked at if not previously approved, although the new works may

not affect the listed portion of the wall. I could not see any elevations detailing the changes on the file. Lighting and security are also elements to consider.

The design has the makings of something promising, and could be improved further, but is satisfactory. The only disappointment perhaps is the lack of renewables in the composition, especially given the large plot in which it sits – above the potential for using biomass in the hearths - although that is not purely a heritage consideration of course.

The Planning (Listed Building and Conservation Areas) Act 1990

The proposals are capable of preserving the architectural and/or historic interest of the listed building and its setting, and of enhancing the environment of the conservation area. Sections 16,66 & 72 of the above Act are therefore be satisfied.

NPPF

The proposal would cause less than substantial harm to the significance of the heritage assets. Paragraph 196 therefore applies; in applying this policy it is considered that any damage to the significance of the listed building and its setting could be justified by the public and economic benefits of the proposal. The proposals therefore comply with ss. 186 – 202 of the NPPF. The benefits of health of providing a new residence on this plot, properly specified, may be capable of justifying any harm caused by its construction. The new building also meets several of the tests as specified in the National Design Guide, in generating a degree of architectural interest with some historic references, and in not unduly compromising the relationship with its neighbours.

For the reasons given above it is felt that in heritage terms: The application may be sustainable in built heritage terms and could be rendered acceptable from a building conservation perspective. The impact upon the setting of nearby heritage assets, and in particular that of listed buildings, is tolerable and a recommendation for approval may be offered – provided that the above items for further control are resolved via planning conditions.

### **Heritage (03/09/21)**

I can confirm, due to the increase in scale and massing of the replacement dwelling particularly through the heavy presence of the flank elevations and 'crown' roof form; the development would result in harm to the designated heritage assets (the listed buildings and conservation area). The harm identified is however at the lower end of the less than substantial spectrum and likely to be outweighed by the benefits of removing the prominent modern garage if further design amendments can be secured. In light of the above, the following design amendments and proposed conditions are required before the scheme can be viewed favourably by the Heritage Team and to ensure compliance with national policy:

Amendments

- Removal of the crown roof to reduce massing and to secure more traditional proportions to the roof form and flank elevations.
- Conditions
- External finishing materials (samples to be agreed on site).
- Joinery details
- Hard and soft landscaping details
- Lighting details for any proposed external lighting
- Rainwater goods

- Eaves and detailing

As it stands, the proposals would result in low level less than substantial harm and would therefore need to be weighed against the public benefits in accordance with para 202 of the NPPF.

### **Heritage (03/03/2022)**

I refer to the above application and previous Heritage Team observations enclosed for reference.

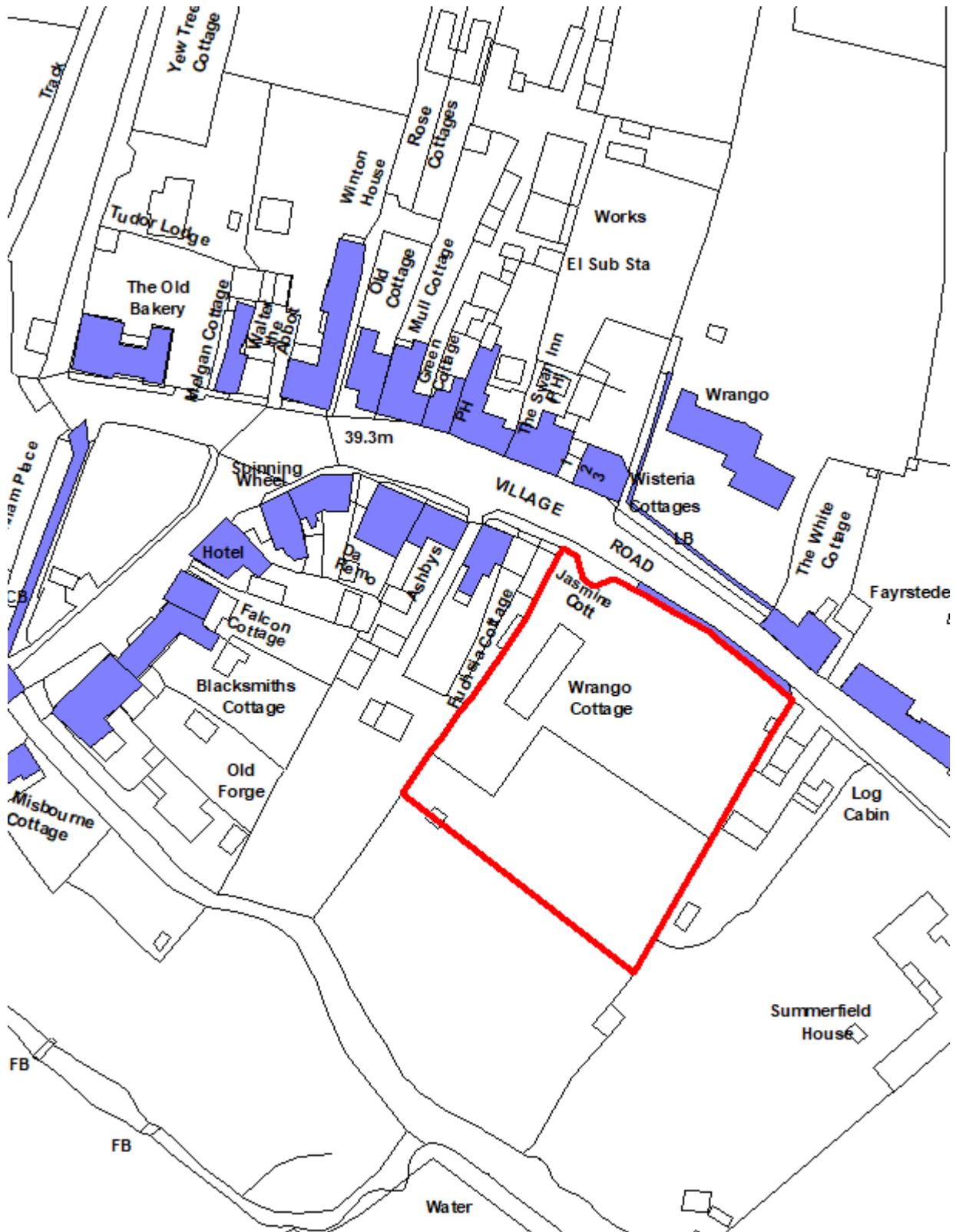
The amended plans have addressed the primary heritage concerns raised and the omission of the 'Crown roof' has reduced the massing and overall bulk of the proposed dwelling. To this end, subject to the imposition of the recommended conditions (as outlined in the attached comments); the Heritage Team raise no objection to the application.

### **Tree Officer**

Due to national travel restrictions for covid-19 by Government no site visits are taking place by planning officers at this current time. I have undertaken a desk top assessment using Google aerial photography and submitted information. Trees are legally protected as property is located within Denham Conservation Area. I have reviewed the tree report and tree protection plan by GHA Trees Arboricultural Consultancy (26 March 2020) which includes an Arboricultural Impact Assessment (AIA) and preliminary Arboricultural Method Statement (AMS). The submitted tree report appears to be a fair representation on the quality of trees on site and the AIA and AMS has considered the ground protection measures of retained trees and is in accordance with national BS 5837 guidance. I have no objection in arboricultural terms and if planning permission is permitted I recommend planning condition ST18.

**Other Representations** – Summarised within the body of the report.

## APPENDIX B: Site Location Plan



Do not scale – this map is indicative only

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