



Report to West Area Planning Committee

Application Number:	21/07917/FUL
Proposal:	Erection of two semi-detached dwellings with associated landscaping.
Site Location:	23 Chapel Road Flackwell Heath Buckinghamshire HP10 9AB
Applicant:	Mr R Edwards
Case Officer:	Victoria Burdett
Ward(s) affected:	Flackwell Heath, Little Marlow & SE
Parish-Town Council:	Chepping Wycombe Parish Council
Date valid application received:	5th October 2021
Statutory determination date:	30th November 2021
Recommendation	Permitted

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Full planning permission is sought for the erection of two semi-detached dwellings with associated landscaping.
- 1.2 The proposed development is not considered to have an adverse effect upon the character of the surrounding area or the amenities of adjacent residential properties. The proposal will also have no adverse effect upon highway safety, be at risk from flooding, or increase flooding elsewhere and subject to the submission of further details, will enhance biodiversity in the area.
- 1.3 This application has been referred to the Planning Committee at the request of Cllr Johncock due to the proposal being a gross overdevelopment of the site and out of character with the surrounding area. In addition, Cllr Johncock has raised concerns relating to the capacity of off-street parking.
- 1.4 Amended plans have been received during the course of the application. The original application as submitted related to the erection of two detached dwellings. The scheme was amended to propose a set of semi-detached dwellings with parking and landscaping.
- 1.5 In light of the above, the proposed development is considered to comply with the relevant policies of the Development Plan, and is therefore recommended for approval.

2.0 Description of Proposed Development

- 2.1 Planning permission is sought for the erection of two semi-detached dwellings with associated landscaping.
- 2.2 The existing site previously contained a two storey detached dwelling; which was subsequently demolished. The demolition did not require planning permission. The site is currently empty and sits in between a chalet-style dwelling and a two storey detached dwelling.
- 2.3 The proposed semi-detached dwellings would be of two storey structures with hipped roofs and a central gable feature. Both dwellings would benefit from a single storey rear element; incorporating flat roofs with roof lanterns.
- 2.4 The proposed dwellings would be constructed of brick/render. However, no specific details have been submitted and therefore will be required by a planning condition.
- 2.5 The application is accompanied by:
 - a) Covering Letter
 - b) Ecology and Tree Checklist
 - c) Thames Water Confirmation of Capacity
- 2.6 As aforementioned above, amended plans have been received in order to address Officer concerns. The amendments submitted are considered to overcome these concerns.

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)

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

- 4.1 The application site is located within the settlement boundary of Flackwell Heath. The site is located within a Tier 3 Settlement, whereby in accordance with Policy CP3 of the Wycombe District Local Plan (2019) new residential development is considered to be acceptable, provided it is within a settlement boundary.
- 4.2 The application site falls within the Flackwell Heath settlement boundary.
- 4.3 As such, the proposed development is considered to be acceptable in principle, subject to complying with all relevant Development Plan Policies.

Affordable Housing and Housing Mix

Wycombe District Local Plan (August 2019): DM22 (Housing Mix), DM24 (Affordable Housing), DM41 (Optional Technical Standards for Building Regulations Approval)

Planning Obligations Supplementary Planning Document (POSPD)

- 4.4 This application falls below the Council's threshold for affordable housing.
- 4.5 A pair of semi-detached dwellings in an existing residential area would be consistent with the housing mix within the locality.

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)

4.6 The Highway Authority has been consulted as part of this application, and has made the following comments based on the amended scheme submitted:

4.7 “The Highway Authority has previously commented on this application dated 15th October 2021. These comments requested amended plans to address the matters of insufficient parking provision and lack of pedestrian access. Amended plans have since been submitted; therefore, the Highway Authority will assess this and provide comments below.

4.8 Whilst the proposed development required 3(no) parking spaces per dwelling during the Highway Authority’s initial comments, having assessed the amendments, each dwelling will now require 2(no) parking spaces in accordance with the Buckinghamshire Countywide Parking Guidance (BCPG) policy document. This is due to the reduced level of habitable accommodation featured for each dwelling.

4.9 In accordance with the BCPG policy document, parking space dimensions should measure 2.8m x 5m. Whilst the spaces have not been demarcated on the submitted plans, I am satisfied that 2(no) parking spaces can be safely accommodated within each parking area.

4.10 Mindful of the above, the Highway Authority raises no objections, subject to the following condition”.

4.11 As such, the Highways Officer has raised no objections subject to a condition to secure the parking layout prior to the initial occupation of the replacement dwelling.

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), DM16 (Open space in new development)

4.12 The proposed development would be located on the south-eastern side of Chapel Road. The proposed development would be constructed in line with the established building line in the street scene and would retain appropriate distances to the sites respective boundaries.

4.13 The proposed dwellings would be of a similar height to neighbouring property; No. 25 and would be slightly higher than No. 21 which comprises of a chalet-style bungalow. However, an appropriate gap would be retained in between the buildings; continuing a key characteristic which is evident in the area. As such, the proposed dwellings would not appear uncharacteristic or at odds with the character of the street scene.

4.14 Concerns have been raised from residents regarding the construction of semi-detached dwellings in a location which is largely dominated by detached buildings. As part of this application, the Council’s Urban Designer has been consulted. The Urban Designer raised objections to the originally submitted application which comprised of the construction of two detached dwellings in this location, but advised that a set of semis would be acceptable provided that adequate parking is incorporated. Amended plans were subsequently submitted following this advice.

- 4.15 The application site is located within an area whereby dwellings are of different sizes and architectural styles with each street being mixed in character. Whilst Chapel Road itself does not contain any semi-detached dwellings, given the site is located within a built-up residential area where a mixture of dwelling styles and type are evident, it is not considered that the proposed development would be detrimental to the character and appearance of the area.
- 4.16 No details of materials have been submitted with the application and it will therefore be necessary to secure these via a planning condition.

Amenity of existing and future residents

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

- 4.17 The proposed development is considered to achieve more than adequate internal accommodation and external amenity space.
- 4.18 The proposed dwellings would sit within their own respective plot, located in between Nos. 21 and 25 Chapel Road. The two storey element of the proposed dwellings would be roughly in line with the two storey element of No. 25, and would extend slightly past the rear elevation of No. 21 by approx. 2.6m at first-floor level. Given the gap retained between the proposed semis and No. 21, it is not considered that any significant loss of light would occur.
- 4.19 No windows are proposed at first-floor level within the flank elevations of the dwellings and therefore no overlooking or loss of privacy would occur. It is however considered necessary to impose a condition to prevent the installation of any windows at first-floor levels within the flank elevations of the dwellings.
- 4.20 The proposed dwelling would be constructed in between the two neighbouring properties and would not extend significantly past the rear elevations of the neighbours, whilst retaining appropriate distances in between the buildings. It is therefore not considered that the development would result in any overbearing impacts for neighbouring properties.
- 4.21 As such, the proposed development is not considered to adversely affect the amenities of neighbouring properties or future occupiers.

Environmental issues

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be determined in accordance with the NPPF)

- 4.22 The proposed development will require the installation of two electrical charging points which will be conditioned accordingly.

Flooding and drainage

Wycombe District Local Plan (August 2019): DM39 (Managing Flood Risk and Sustainable Drainage Systems)

- 4.23 The application site is located within Flood Zone 1.
- 4.24 A Drainage Statement has been submitted with the application which outlines that Active Rainwater Harvesting Tanks are to be incorporated into the scheme to ensure that water can be recycled within the new residential units. The system will have a secondary supply from the mains water supply to cover any shortfall of surface water to

cover this eventuality. In the unlikely event the systems are overburdened, a 1l/sec overflow will also be provided to the foul drainage system.

4.25 The proposed driveways will also be constructed from gravel which will be permeable, and therefore will prevent flooding.

4.26 The proposed development therefore is not considered to be at risk of flooding, or increase flooding elsewhere.

Green networks and infrastructure

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

DSA: DM11 (Green networks and infrastructure), DM12 (Green space), DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance) [Sensitivity of landscape; landscape character; landscape and visual impact assessment; mitigation of impact]

4.27 The Council's Tree Officer has raised no objections to the proposed development subject to enhancing the green infrastructure and tree planting on the site, which will be secured by condition as part of a landscaping scheme.

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) [presence of ecology; protected species; effect of development and mitigation]

4.28 The Council's Ecology Officer has raised no objections to the proposed development. The previous dwelling has been demolished and therefore the site currently has limited ecological value. In accordance with Policy DM34, a biodiversity net gain must be secured on the site. This will be conditioned accordingly.

Building sustainability

Wycombe District Local Plan (August 2019): DM41 (Optional Technical Standards for Building Regulations Approval)

4.29 It is considered necessary to condition water efficiency in accordance with Policy DM41.

Infrastructure and Developer Contributions

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

DSA: DM19 (Infrastructure and delivery)

4.30 The development is a type of development where CIL would be chargeable.

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 relevant Development Plan Policies.
- 5.4 In line with the Public Sector Equality Duty the LPA must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in Section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).
- 5.5 The application provides for a development comprising the erection of a pair of semi-detached dwellings. The development would be accessible to those with and without the relevant protected characteristics stated above and no discrimination or inequality would arise from the proposal.
- 5.6 The Human Rights Act 1998 Article 1 the protection of property and the peaceful enjoyment of possessions and Article 8 the right to respect for private and family life, have been taken into account in considering any impact of the development on residential amenity and the measures to avoid and mitigate impacts. It is not considered that the development would infringe these rights.

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.
- 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,
 - The applicant was provided the opportunity to submit amendments to the scheme/address issues.
 - The application was determined without delay.

7.0 Recommendation: Application Permitted

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 1849-P2 and 1849-SP3 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. Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority before any work to the finished surfaces 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 appearance.
5. No development shall take place before a fully detailed landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.
Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.
6. 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 buildings or the completion of the development, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of 3 years from the completion of the development, 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 first gives written consent to any variation.
Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.
7. Prior to the occupation of the development hereby permitted, two electric vehicle charging points with a minimum rating of 32amp must be installed in a location suitable to its use.
Reason: To comply with the air quality SPD and, to reduce the carbon emissions and the impact on the health of Nitrogen Dioxide emissions from the development.
8. The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day.
Reason: In the interests of water efficiency as required by Policy DM41 (Optional Technical Standards for Building Regulations Approval) of the Local Plan.

9. No further windows, doors or openings of any kind shall be inserted in the flank elevations of the development hereby permitted without the prior, express planning permission of the Local Planning Authority.
Reason: To safeguard the privacy of occupiers of the adjoining properties.
10. The scheme for parking 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.
11. Unless otherwise first agreed in writing by the Local Planning Authority there shall be no building up or increase of the existing ground levels on the site.
Reason: To ensure that the proposal is constructed at an acceptable level with regards to the surrounding area.
12. Details of cycle and bin storage facilities shall be provided prior to the commencement of development and thereafter the facilities shall be permanently retained, unless otherwise first agreed in writing by the Local Planning Authority.
Reason: To ensure the continued provision of cycle parking and waste storage and in the interests of the amenities of the occupiers and adjacent residents.
13. The single storey flat roof areas of the development hereby approved shall not be used as a balcony, sitting-out or amenity area.
Reason: To preserve the privacy and amenities of adjoining properties.
14. The dwelling hereby permitted shall not be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.
Reason: To ensure that the development does not increase the risk of flooding elsewhere.
15. A scheme for the enhancing the quality of the development for ecology including a timetable for implementing the measures contained in the scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The approved measures shall be implemented in accordance with the approved timetable and shall thereafter be retained.
Reason: In the interests of the future ecological potential of the site.

Informatives:

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.

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 the scheme/address issues.
- The application was determined without delay.

2. The attention of the applicant is drawn to the requirements of section 60 of the control of pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application under Section 61 of the Act, for prior consent to the works, can be made to the environmental Services Division of the Council.
3. No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

Councillor David Johncock:

“There remains local concern about this application in that it is still seen as a gross overdevelopment of the site and out of character with the surrounding area. There also remain serious concerns about the off-street parking capacity.

Consequently, if officers are minded to recommend approval of this revised application, it is requested that it be referred to the planning committee for determination”.

Parish/Town Council Comments

Chepping Wycombe Parish Council:

“CWPC strongly objects to this planning application. It is an overdevelopment of the site that is out of character in the street scene. It will result in two very cramped houses with a lack of sufficient parking. We are disappointed the application was not for a single house”.

Consultation Responses

Highway Authority:

“The Highway Authority has previously commented on this application dated 15th October 2021. These comments requested amended plans to address the matters of insufficient parking provision and lack of a pedestrian access. Amended plans have since been submitted; therefore, the Highway Authority will assess this and provide comments below.

Whilst the proposed development required 3(no) parking spaces per dwelling during the Highway Authority’s initial comments, having assessed the amendments, each dwelling will now require 2(no) parking spaces in accordance with the Buckinghamshire Countywide Parking Guidance (BCPG) policy document. This is due to the reduced level of habitable accommodation feature for each dwelling.

In accordance with the BCPG policy document, parking space dimensions should measure 2.8m x 5m. Whilst the spaces have not been demarcated on the submitted plans, I am satisfied that 2 (no) parking spaces can be safely accommodated within each parking area.

Mindful of the above, the Highway Authority raises no objections, subject to the following condition”.

Environmental Health:

“As per the air quality SPD, two electric vehicle charging points with a minimum rating of 32 amp (one per dwelling) must be provided prior to the occupation of the development.

Recommendation (with conditions if appropriate):

Objection, unless following conditions imposed;

Condition - Electric Vehicle Charging Points

Prior to the occupation of the development hereby permitted, two electric vehicle charging points with a minimum rating of 32amp must be installed (one per dwelling).

Reason ' to comply with the air quality SPD and, to reduce the carbon emissions and the impact on the health of Nitrogen Dioxide emissions from the development.

Construction/Demolition Noise

INFORMATIVE

The attention of the applicant is drawn to the requirements of section 60 of the control of pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application under Section 61 of the Act, for prior consent to the works, can be made to the environmental Services Division of the Council”.

Ecology

“The previous dwelling has been demolished and the site currently has no ecological value.

A biodiversity net gain (in line with policy DM34) can be secured through ensuring that landscaping details which are submitted by condition include the use of native species and species which have an identified value for wildlife. Bird boxes could also be attached to new fencing”.

Urban Designer

“Two separate dwellings considered to be unacceptable as not in character with surrounding existing development.

Semis might be acceptable if parking can be accommodated without dominating the frontage.

If not, 1 new dwelling would be acceptable subject to size, scale and design”.

Tree Officer

“Officer photographs indicate no trees on site.

Enhancing the green infrastructure and tree planting would be welcome and could be secured by condition”.

Representations

Other Representations

Seven comments have been received objecting to the proposal:

- Impact on character of the area
- Overdevelopment
- Lack of parking provision
- Loss of light
- Overlooking and loss of privacy
- Highway implications

APPENDIX B: Site Location Plan

21/07917/FUL
Scale 1/1250

