



Report to West Area Planning Committee

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| Application Number: | 22/05197/FUL |
| Proposal: | Householder application for construction of part single, part two storey side/rear extension and front porch extension |
| Site Location: | 71 Wordsworth Road High Wycombe Buckinghamshire HP11 2UR |
| Applicant: | Mr Hammad Ayub |
| Case Officer: | Yee Chung Hui |
| Ward(s) affected: | Abbey |
| Parish-Town Council: | High Wycombe Town Unparished |
| Date valid application received: | 26th January 2022 |
| Statutory determination date: | 23rd March 2022 |
| Recommendation | Approval |

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Planning permission is sought for the construction of a part single, part two storey side/rear extension and front porch extension.
- 1.2 Cllr Lesley Clarke has called application to be considered by the Planning Committee on the grounds of the mass and bulk of the proposed extension being out of keeping with the application dwelling with adverse harm to the light, privacy and amenity levels to the adjacent dwelling.
- 1.3 Recommendation – approval.

2.0 Description of Proposed Development

- 2.1 The application site is situated to the south of the High Wycombe town centre and it is outside of any Green Belt, Chilterns AONB, designated Conservation Area and curtilages of Listed Buildings.
- 2.2 The existing detached dwelling is located within an established residential street. It is adjacent to no.7 Shelley Road and no.69 Wordsworth Road. Wordsworth Road has a change in gradient sloping upwards from the north-east to the south-west.
- 2.3 The application submitted is an alternative application to previously withdrawn application following recommended alterations by the case officer.

- 2.4 The proposed development, is similar to previously withdrawn application but has been reduced in size and bulk, would replace the existing garage with a two storey side extension, rear extension and extension to front porch.
- 2.5 The dwelling is brick built, with a two storey bay window feature to the front with a hipped roof over. An attached single garage is situated to the side of the dwelling. The overall appearance and design of the dwelling is of a similar form and bulk as the neighbouring dwellings along the residential street.
- 2.6 The proposed part single, part two storey rear extension is reduced in width and length with a centrally-located hipped roof finish instead. It no longer has a double hipped end roof to the rear as per the withdrawn application.
- 2.7 The proposed part ground floor rear extension is approx. 8.1m wide x 6m deep and the first floor rear extension is approx. 5.5m wide x 4.7m deep. It is approx. 2.2m from shared boundary to 7 Shelley Road at ground floor and approx. 3.6m separation at first floor level.
- 2.8 The proposed two storey side extension is approx. 3.8m wide and up to the full length of the existing dwelling, approx. 8.1m additional depth and approx. 1.2m from the shared boundary to no.7.
- 2.9 The previous application was approx. 1.2m from the shared boundary to no.7 Shelley Road across both levels.
- 2.10 The maximum height for the part single, part two storey side and rear extension is approx. 8.3m from the natural ground floor level to the front and approx. 7.4m from the natural ground floor level at the rear garden, due to the difference in ground levels.
- 2.11 The existing pitched roof canopy over the main entrance would be replaced with an enclosed, pitched roof front extension approx. 1.7m deep. The proposal also includes the installation of five sun pipes to the roof over the main dwelling.
- 2.12 The application is accompanied by :
 - a) Application form
 - b) Location and block plan
 - c) Existing floor plans and elevations
 - d) Proposed floor plans and elevations
 - e) Ecology and Tree Checklist
- 2.13 No amended plans received or requested

3.0 Relevant Planning History

| Reference | Development | Decision | Decision Date |
|--------------|--|----------|-----------------|
| 21/08447/FUL | Householder application for construction of two storey side/rear extension and front porch extension | WDN | 24 January 2022 |

No.69:

03/05548/FUL - Construction of first floor side extension 16 May 2003 Application Permitted

Note: 10.3m length at first floor

05/07569/FUL - Erection of single storey rear extension 9 January 2006 Application Permitted

Note: dressing room window to the side at first floor.

7 Shelley Road:

17/05905/FUL - Householder application for construction of part two storey, part single storey front, side and rear extensions (alternative scheme to pp 16/05316/FUL) 22 May 2017 Application Permitted

4.0 Policy Considerations and Evaluation

Principle and Location of Development

Wycombe District Local Plan (August 2019): CP1 (Sustainable Development), CP3 (Settlement Strategy)

DM1 (Presumption in favour of sustainable development), DM14 (Biodiversity in development), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality), DM39 (Managing flood risk and sustainable drainage systems)

4.1 The proposed extensions to a dwelling within a residential area are acceptable in principle, subject to the compliance of other material planning considerations and Adopted Local Plan Policies.

Transport matters and parking

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

DM2 (Transport requirements of development sites), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

Adopted Parking Guidance SPD

4.2 The proposed development would form a 10 habitable room/4 bedroom dwelling within Residential Zone A of Abbey. The proposed development in accordance with the recommendations in the Adopted Parking Guidance would require three parking spaces to be provided on-site.

4.3 The re-surfacing of the frontage to driveway would provide this recommended level of parking provision on-site. The development is therefore acceptable.

Raising the quality of place making and design

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

DSA: DM11 (Green networks and infrastructure)

Householder Planning and Design Guidance SPD

4.4 In terms of the appearance and design, the proposed two storey side extension would occupy the gap between its neighbour, which is not dissimilar to the other neighbouring residential properties where the local street scene has a prevalence of first floor and two storey side extensions. The reduction of first floor gap between the

neighbours is not visually detrimental and no terracing effect would occur. There are no objections to the appearance and design of the proposed front extension.

- 4.5 To further improve its appearance and relationship with the dwelling, the proposed side extension has been set back from the front wall and is not disproportionately wide so as to result in an unbalanced and out of keeping appearance with the main dwelling. The proposed openings, external materials and roof form are matching to the original dwelling which is acceptable.
- 4.6 Given the relationship to neighbouring buildings, the proposed depth of the application dwelling would not appear over-bulky and dominant and would not be out of keeping with the main dwelling. The proposal is considered to be in compliance with the recommendations in Section 9 of the Adopted Householder Planning and Design Guidance.

Amenity of existing and future residents

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

- 4.7 Representation has been received from the neighbouring dwelling with an objection that the development would have detrimental and overbearing impact to the amenity levels of the neighbouring properties.
- 4.8 The proposed side and rear extensions, closest to the shared boundary of no.7 would have implications to the amenity levels of the neighbour, no.7. Despite of this, the proposed two storey side extension remains 1.2m separated from the shared boundary and set back from the front.
- 4.9 No.7 have undergone extensive extensions and alterations previously. In the latest 2017 application, the ground floor rear extension consists of a layout of bedroom, kitchen and family area. It is noted its ground floor rear openings would already be overshadowed by the garage of no.7, its boundary wall any parked vehicles within its driveway. A garage's width and the width of a parking space remain available from the rear of no.7 to the shared boundary.
- 4.10 As such, it is not considered the proposed development would appear overbearing and over-dominant to the outlook of the rear of no.7.
- 4.11 No.69 consists of a first floor side window for dressing room and a rear bedroom window at the first floor.
- 4.12 Similar to the justification above, the reduction of the size, width and length of the part single, part two storey rear extension would mean that the amenity levels and outlook to the side and rear of no.69 is adequately safeguarded.
- 4.13 The proposed development, in terms of its size, scale, layout and positioning of windows is in compliance with the Council's light angle guidance and causes no further loss of privacy to the detriment of the neighbours' amenities.

Flooding and drainage

Wycombe District Local Plan (August 2019): CP7 (Delivering the Infrastructure to Support Growth), CP12 (Climate change), DM39 (Managing Flood Risk and Sustainable Drainage Systems)

4.14 The application site is mainly free from any surface water flooding areas and known Flood Zones. A small part of the site to the northern boundary and areas between the dwellings no.7 and no.9 Shelley Road are within low risks of surface water flooding areas.

4.15 The proposal has no detrimental harm to the on-site and nearby site flood levels.

Green networks and infrastructure

Wycombe District Local Plan (August 2019): CP7 (Delivering the Infrastructure to Support Growth), CP10 (Green infrastructure and the Natural environment), DM11 (Green Networks and Infrastructure), DM15 (Protection and enhancement of river and stream corridors), DM34 (Delivering Green Infrastructure and Biodiversity in Development)

4.16 Policy DM34 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.

4.17 The proposed extensions would result in a partial loss of the rear grassed garden areas. The shrubs and hedgerows along the shared boundary could be lost. As such, loss to the on-site green infrastructure and biodiversity is required to be compensated. It is noted any loss of small trees to the side of the dwelling would be required to be replanted and replaced.

4.18 In order to compensate for the loss of this green infrastructure and associated biodiversity a condition would need to be imposed on any loss of hedges and trees to be replanted and any permission requiring either a bird box, bat box or a bug hotel to be included in the proposed development.

Ecology

Wycombe District Local Plan (August 2019): CP10 (Green infrastructure and the Natural environment, DM13 (Conservation and Enhancement of Sites, Habitats and Species of Biodiversity and Geodiversity Importance), DM14 (Biodiversity in Development), DM34 (Delivering Green Infrastructure and Biodiversity in Development)

4.19 There are no protected species identified within the site curtilage.

Infrastructure and Developer Contributions

Wycombe District Local Plan (August 2019), CP7 (Delivering the Infrastructure to Support Growth) DM19 (Infrastructure and delivery)

4.20 The development is a type of development where CIL would not 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 most of the development plan policies.
- 5.4 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. The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 6.2 In this instance, the application submitted is an alternative application to a previously withdrawn application following recommendations for amendments by the case officer. A local Member has called the application to committee for consideration on the grounds of the proposal being out of keeping, having an overbearing impact, causing a loss of light and loss of privacy and being un-neighbourly. The agent has been notified of this and the fact that the officer recommendation is for approval.

7.0 Recommendation: Application Permitted

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 O1A; O3A; unless the Local Planning Authority otherwise first agrees in writing.
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
3. The materials to be used for the external surfaces, including walls, roofs and windows shall be of the same colour, type and texture as those used in the existing building, unless the Local Planning Authority otherwise first agrees in writing.
Reason: To secure a satisfactory external appearance.
4. No further windows or openings of any kind shall be inserted in the first floor flank elevations of the development hereby permitted.
Reason: To safeguard the privacy of occupiers of the adjoining properties.

5. Before the first occupation of the extension hereby permitted the windows(s) at first floor side elevation serving for bathrooms/toilet shall be fitted with obscured glazing and any part of the window(s) that is less than 1.7 metres above the floor of any room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.

Reason: To protect the privacy levels of the occupiers of the adjacent dwellings.

6. The development will result in the partial loss of grassed garden area, shrubs, hedgerows and potentially small trees along the shared boundary of the application site.

All development is expected to result in a net increase in biodiversity and ecological features proportionate to the development proposed. In order to compensate for the loss and increase biodiversity opportunities, any loss of hedges and trees shall be replaced and replanted with similar species and size within the site curtilage. In addition, either a bird box, bat box or a bug hotel shall be attached to the structure or installation within the site curtilage prior to the initial occupation of the development hereby permitted.

Reason: To comply with the requirements of policy DM34

Informative:

Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining property.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

ClIr Lesley Clarke has called application to committee for consideration with comments:

“Despite the changes to the original planning application 21/08447/FUL this is still a huge extension that not only doubles the size of the present property but it will have a massive impact on the neighbouring corner property on Shelley Road and as already stated the light issues and building heights and close proximity are still a major concern, with the loss of privacy to the Shelley Road property in particular.

It is out of keeping with the neighbouring property in its mass and complex roof structures and goes against the Householder Planning and Design Guidance: Item 9 Side Extensions. Also contravenes para 10 Rear Extensions in that the rear extension should be no deeper than half the depth of the original dwelling notwithstanding the para 10.2 acceptable size of the rear extension will depend on proximity to the boundary wall and change of levels will also effect a potential impact. This is on a hillside.

Also contravenes Para 10.3 and 10.5, 10.6. Likewise Para 14 Loss of Light: 14.1. Para 15 Unneighbourly Form. Para 19 Boundary Treatments.

There appears to be little if any change to the mass and overlooking.

If you are minded to approve, please bring to Committee for determination”

Summary of the points made:

- Out of keeping
- Loss of privacy, overlooking and light
- Overbearing mass and bulk
- Unneighbourly forms of development

Parish/Town Council Comments

High Wycombe Town Unparished

Consultation Responses

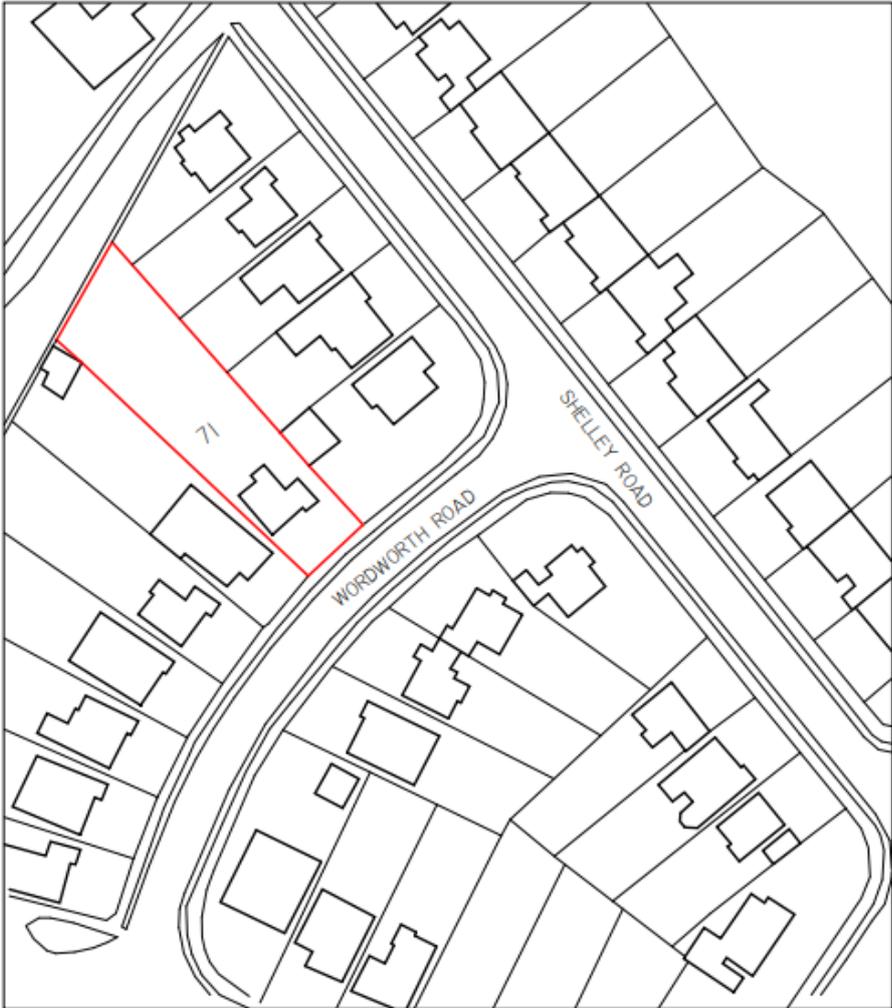
None received

Representations

A letter of representation has been received from the adjacent neighbour with objections made on:

- Limited improvement to the previous application in terms of impact to neighbours
- Loss of light
- Overbearing harm and close proximity of the proposed extension
- Amenity impact and living conditions

APPENDIX B: Site Location Plan



LOCATION PLAN SCALE 1:1250

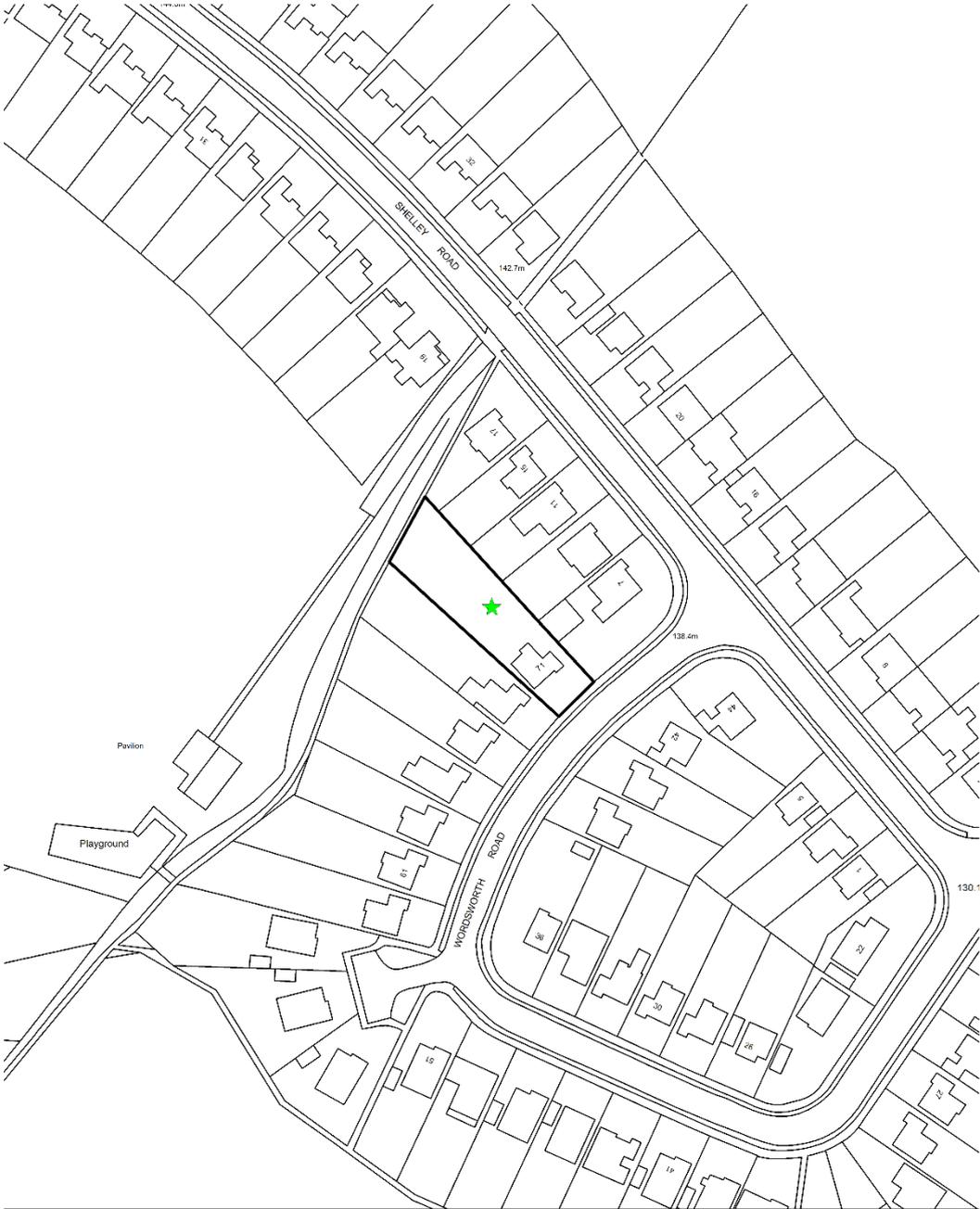


GENERAL NOTES:

- 1- THIS DRAWING IS FOR STATUTORY PLANNING PURPOSES ONLY. DO NOT SCALE
- 2- PARTY WALL ACT
The owner should take note to do so under the requirements of the Party Wall

APPENDIX B: Site Location Plan

22/05197/FUL
Scale 1/1250



Planning Committee
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Ordnance Survey 100062456