

Report to Development Management Committee

Workload and Performance Review for Quarter January to March 2018

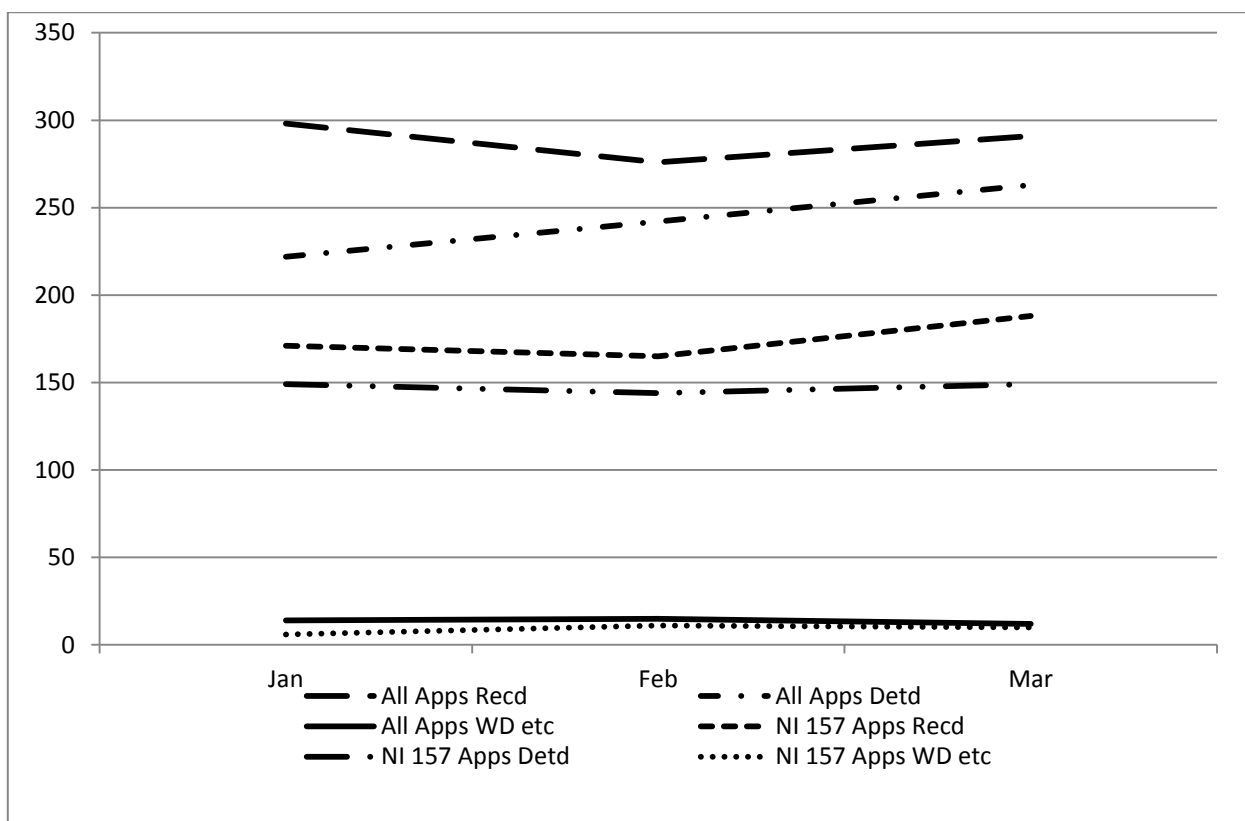
Introduction

This is a report to the Development Management Committee which provides a summary of performance in four key areas of work, planning applications, appeals, enforcement and informal enquiries, together with a brief commentary on each section.

Section 1: Applications received and determined

Our application caseload comprises applications which form the basis for our performance measured against the Government performance target NI157 and other applications which are excluded from these categories and relating to proposals amongst which are applications from the County Council, Notifications for Agricultural, Telecommunications and works to trees. This is set in the context of the rolling 12 month period.

Applications Received and Determined

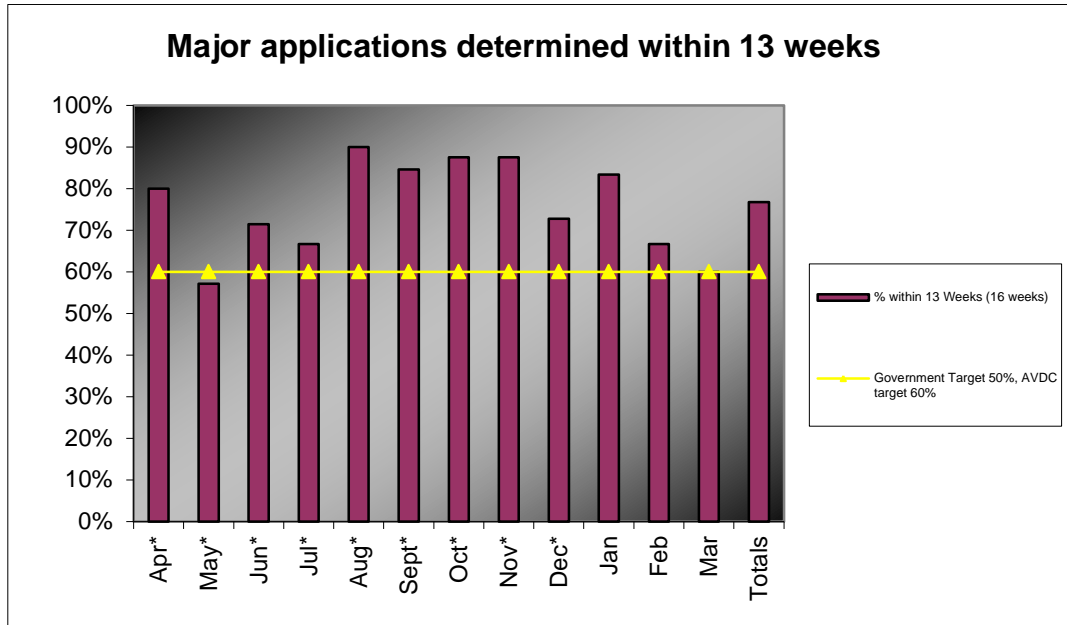


	Jan	Feb	Mar
All Apps Recd	298	276	291
All Apps Detd	222	242	263
All Apps WD etc	14	15	12
NI 157 Apps Recd	171	165	188
NI 157 Apps Detd	149	144	149
NI 157 Apps WD etc	6	11	10
All O/Standing			
NI 157 O/Standing	598	609	635

Section 2: NI 157 – Speed of Determination of applications

Introduction

This section sets out information regarding our performance in speed of decision for each of the 3 categories of applications, which are measured against the performance target – NI157 (a) major, (b) minor, and (c) other.



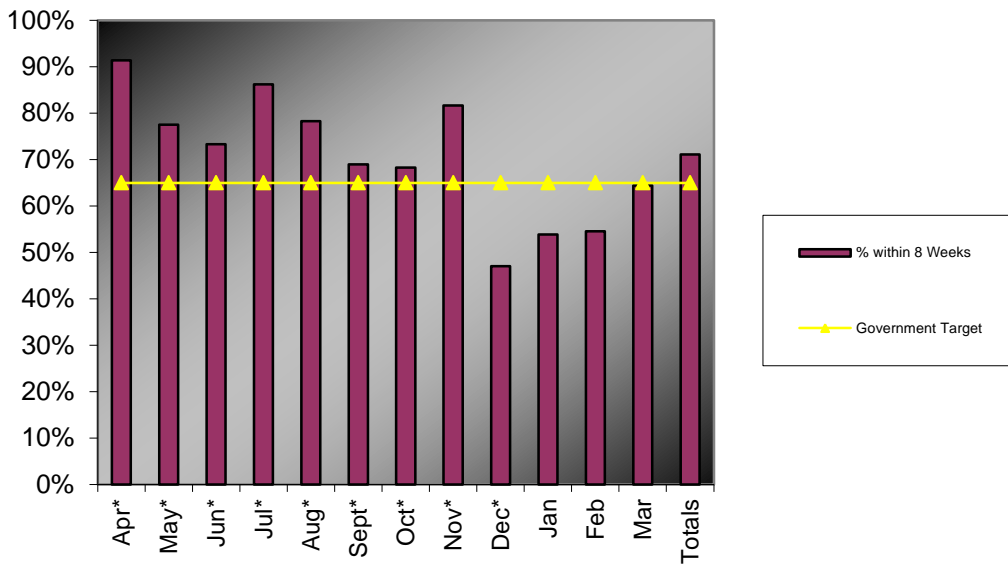
	Apr*	May*	Jun*	Jul*	Aug*	Sept*	Oct*	Nov*	Dec*	Jan	Feb	Mar	Totals
Number of Major Applications Decided	10	7	7	6	10	13	8	8	11	6	3	10	99
Number within 13 Weeks (16 weeks) inc. Ext of time*	8	4	5	4	9	11	7	7	8	5	2	6	76
% within 13 Weeks (16 weeks)	80%	57%	71%	67%	90%	85%	88%	88%	73%	83%	67%	60%	77%
Government Target 50%, AVDC target 60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%

*Including extensions of time & PPAs

The quarterly performance achieved are:

Jan-Mar 2018: 68%

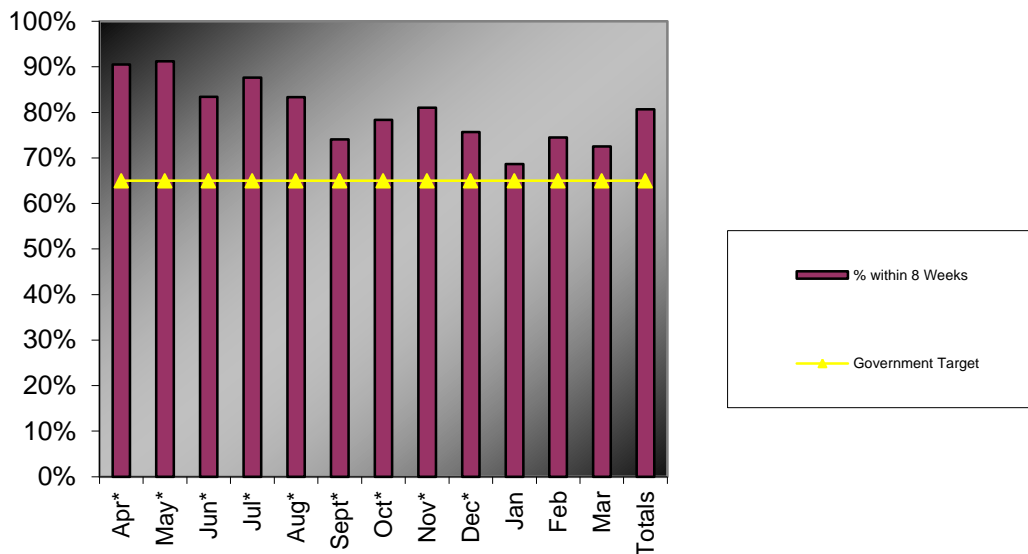
Minor applications determined within 8 weeks



	Apr*	May*	Jun*	Jul*	Aug*	Sept*	Oct*	Nov*	Dec*	Jan	Feb	Mar	Totals
Number of Minor Applications Decided	58	49	60	29	46	29	41	49	51	39	33	45	529
Number within 8 Weeks inc. Ext of time*	53	38	44	25	36	20	28	40	24	21	18	29	373
% within 8 Weeks	91%	78%	73%	86%	78%	69%	68%	82%	47%	54%	55%	64%	71%
Government Target	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%

*Including extensions of time

Other applications determined within 8 weeks



	Apr*	May*	Jun*	Jul*	Aug*	Sept*	Oct*	Nov*	Dec*	Jan	Feb	Mar	Totals
Number of Other Applications Decided	116	137	139	105	108	104	111	116	107	99	102	91	1336
Number within 8 Weeks inc. Ext of time*	105	125	116	92	90	77	87	94	81	68	76	66	1078
% within 8 Weeks	91%	91%	83%	88%	83%	74%	78%	81%	76%	69%	75%	73%	81%
Government Target	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%

For minor and other applications the government previously had no target and so the target of 80% shown was set internally by AVDC. From 1 April 2017 a government target of 65% has been set for minor and other applications.

For the quarter Jan-Mar 2018 we achieved

Minors: 58% within the time period against a target of 65%
Others: 72% against a target of 65%

Appendix 1 details the Major applications determined in the quarter.

The first planning authorities subject to the Government's "special measures" regime for under-performing authorities were designated in October 2013, and performance data was published by the Department for Communities and Local Government (DCLG). Designations will be reviewed annually. Poorly performing authorities will be "designated" based on speed and quality:

- * Speed: less than 40% of majors determined within 13 weeks averaged over a two year period; or within such extended period as has been agreed in writing between the applicant and the local planning authority.
- * Quality: 20% or more of major applications that have been overturned at appeal (appeals allowed) over a two year period.

The government have announced new government targets increasing those on speed for majors to 50% in 2017 rising to 60% for 2018 based on the previous 2 years October to September. They are combining minors and others into a non major category with a target of 65% in 2017 rising to 70% for 2018 over this 2 year period. The quality targets will be 10% applications that have been overturned at appeal (appeals allowed) over a 2 year period.

Authorities could be designated on the basis of either criteria or both. The current performance over this 2 year period exceeds the threshold for speed and is less than the threshold for quality and thus does not fall within the poorly performing designation.

Section 3: Appeals against refusal of planning permission

Introduction

This section deals numerically with our performance in relation to appeals against refusal of planning permission. Whilst there is no government performance target a benchmarking measure is that we should seek to achieve success in 65% or more of appeals against planning decisions.

Determined	Dismissed	9
	Allowed	7
	Withdrawn/NPW	2
	Split	0
	Turned Away	0
	Varied	0
Costs	Against AVDC	
	For AVDC	

*Split decisions are counted as an Allowed appeal

In the quarter between January and March 2018 a total of 26 appeals were determined, 18 of which were against refusals of planning permission. Of the 18 appeals against refusals of planning permission which are used for reporting purposes, 39% were allowed which is above the Council's target of not more than 35% appeals allowed.

Attached at Appendix 2 is a list of all of the appeal(s) which are used for reporting purposes against refusals of planning permission that were allowed. There is a summary provided for awareness and learning points.

The government statistics published in August 2017 for quality show that the percentage of major applications that have been overturned at appeal is 2.4% and that for minor and other developments overturned at appeal is 1.1% for AVDC during the period of 24 months from July 2014 to June 2016. This is well below the governments threshold of 10% overturned for quality.

Section 4: Enforcement

Introduction

This section details statistics relating to Enforcement matters and details the numbers of complaints received, cases closed together with the number of cases which have led to Enforcement action. Enforcement appeals are also dealt with separately and performance can be assessed accordingly.

Cases on hand at beginning of quarter	428	Cases on hand at end of quarter	441
Cases Opened	108	No of Cases closed	95
No. of Enforcement Notices Served	0	No. of Temporary Stop Notices Served	0
No. of Stop Notices Served	0	No. of Breach of Condition Notices Served	0
		No. of Planning Contravention Notices Served	0

Enforcement Appeals

Lodged	PI (Public Inquiry)	0	Determined	Allowed	0
	IH (Hearing)	0		Dismissed	0
	WR (Written responses)	0		W/Drawn	0
	Total	0		Varied	0
				Total	0
Costs	For AVDC	0		Against AVDC	0

Enforcement Summary

The number of enforcement cases to hand at the end of both of this period has continued to increase and is in line with the increase in applications and development commencing, particularly in the south of the vale . We are in the process of reviewing resource in this area and in the interim have engaged additional staff resources to deal with this increase.

Section 5: Other Workload

Introduction

In addition the teams have dealt with the following:-

Discharge of Conditions and non material amendments.

Quarter – Out 92

Chargeable Pre-Application Advice, including commercial

Quarter - Out 142

Non chargeable Informals

Quarter - Out 20

Conclusion and Recommendation

It is recommended that the Committee **NOTE** the report.

This report primarily intends to give details of factual information based on statistical data.

It is hoped that Members find the report's content helpful.

Major Applications Determined: Quarter January to March 2018

Bold numbers denote applications determined outside the target period. Performance for this quarter is 68% which is above target; * denotes those applications that had an extension of time request agreed. The small number of applications mean that performance is volatile and in this quarter involved applications where securing the right outcome outweighed the need to meet targets and applications where the revocation of the regional spatial strategy required a reassessment of the scheme.

Reference	Off	Received	Proposal	Address	Valid	Decision Date	Decision
17/01491/ADP*	NBU	21/04/2017	Approval of reserved matters (Landscaping and Appearance of Phase 1C - Long Lional landscape treatment) pursuant to outline permission 14/01794/AOP for the redevelopment of the Waterside North 'Exchange' site (Revised Landscape Plans and Tracking Plans submitted 28/07/2017 and 21/11/2017)	Waterside North Exchange Street Aylesbury Buckinghamshire	24/04/2017	30/01/2018	Details Approved
16/02551/AOP	PJ	11/07/2016	Outline planning application with access to be considered and all other matters reserved for the erection of up to 67 residential units with associated vehicular access.	Land Off Soulbury Road And Dove Street Stewkley Buckinghamshire	12/07/2016	13/03/2018	Outline Permission Approved
16/02432/AOP*	SDL	01/07/2016	Erection of up to 33 residential dwellings	Brook Farm Leighton Road Stoke Hammond Buckinghamshire MK17 9DD	04/07/2016	08/03/2018	Outline Permission Approved
16/04243/AOP*	JAYSIN	25/11/2016	Outline planning application, with access to be considered and all other matters reserved for	Land At Thornbrook House & Roylands	30/11/2016	12/01/2018	Outline Permission

Reference	Off	Received	Proposal	Address	Valid	Decision Date	Decision
			the demolition of existing structures apart from Thornbrook House and erection of up to 74 dwellings, public open space and associated ancillary works.	Risborough Road Stoke Mandeville Buckinghamshire HP22 5UT			Approved
17/01248/AOP*	NKJ	03/04/2017	Outline planning permission with all matters reserved for the development of land for up to 10 dwellings and a local shop, together with associated parking, open space and sustainable drainage.	Land South Of Castle Street And West Of Longherdon Farm Castle Street Marsh Gibbon Buckinghamshire	25/04/2017	29/03/2018	Outline Permission Approved
15/02694/AOP	JAMWIL	04/08/2015	Outline application with access to be considered and all other matters reserved for the erection of up to 80 dwellings with associated highways works.	Land Rear Of 40-76 Quinton Road Waddesdon Buckinghamshire	13/08/2015	02/01/2018	Outline Permission Refused
17/04041/AOP	SDL	20/10/2017	Outline application (with all matters reserved except access) for the erection of up to 40 dwellings with associated access, open space, landscaping and associated works.	151 And Land To Rear Of 151 Station Road Quinton Buckinghamshire HP22 4BX	23/10/2017	22/01/2018	Outline Permission Refused
17/01429/APP	CBR	15/04/2017	Residential development of 24 dwellings with parking, garaging, landscaping and associated works	Land Off North Close Drayton Parslow Buckinghamshire	24/04/2017	28/03/2018	Refused
17/03772/APP*	JASTRA	28/09/2017	Demolition of existing public house and the erection of 9 dwellings.	Dolphin Inn Ph Leighton Road Stoke Hammond	28/09/2017	31/01/2018	Refused

Reference	Off	Received	Proposal	Address	Valid	Decision Date	Decision
				Buckinghamshire MK17 9BB			
17/03624/AOP	JAMWIL	16/09/2017	Erection of 17 Dwellings	Land To South Of Hogshaw Road Granborough Bucks	18/09/2017	07/02/2018	Refused
17/03819/APP	JAMWIL	03/10/2017	Residential development comprising four terraced, two semi-detached and seven detached dwellings with associated access, footpath alterations and landscaping (minor amendments to Planning Permission 14/02351/APP).	No.29 And Land To East Of 14 And 27 New Street Waddesdon Buckinghamshire HP18 0LR	09/10/2017	06/03/2018	Refused
15/02411/APP*	JASTRA	10/07/2015	Residential development of 57 dwellings with associated garages, roads, public open space, landscaping, water attenuation and new access.	Land Off High Street Edlesborough Buckinghamshire	13/07/2015	29/03/2018	Approved
16/02435/APP	PJ	01/07/2016	Erection of 24 dwellings with associated parking and amenity space and formation of new access to the highway	Land South Of Tinkers Drive Winslow Buckinghamshire	04/07/2016	13/03/2018	Approved
16/04574/APP*	JAMWIL	21/12/2016	Creation of 170 berth inland waterways marina including associated parking, supporting facilities building and chandlery.	Ivinghoe Golf Driving Range Horton Road Ivinghoe Buckinghamshire	22/12/2016	05/02/2018	Approved

Reference	Off	Received	Proposal	Address	Valid	Decision Date	Decision
17/00302/APP*	CBR	27/01/2017	Demolition of existing building and construction of three storey building comprising double storey retail unit and eight residential units with associated cycle and bin stores.	21A Buckingham Street Aylesbury Buckinghamshire HP20 2LA	01/02/2017	13/03/2018	Approved
17/01692/APP*	SDL	05/05/2017	Demolition of existing dwelling and outbuildings and erection of 14 detached and semi detached two storey properties, together with accesses off Stanbridge Road, garaging, parking, landscaping and all enabling works	Fairfields Farm Stanbridge Road Haddenham Buckinghamshire HP17 8HN	08/05/2017	08/03/2018	Approved
17/01113/APP*	NBU	23/03/2017	Change of use from former NHS building to residential and the creation of 20 flatted dwellings with associated amenity space and parking etc. (being a proposed revision of a part of an outline (11/02514/AOP) and reserved matters (16/02917/ADP) approvals for 3 flats and 8 houses)	Aylesbury Vale Community Healthcare N H S Trust Tindal Centre Bierton Road Aylesbury Buckinghamshire HP20 1HU	29/03/2017	23/02/2018	Approved
17/04154/APP	DJL	01/11/2017	Demolition of existing gardeners' outbuildings and erection of a three/four storey Boarding House for 60 pupils, inclusive of ancillary dwellings: four bed House Master dwelling, No.2 two bed Under House dwellings, with new access for ancillary car parking for 6 vehicles, and open space.	Stowe School Stowe Park Stowe Buckinghamshire MK18 5EH	01/11/2017	31/01/2018	Approved
17/04659/APP	SP	08/12/2017	Erection of a new building to provide 15 new dwellings with associated landscaping and infrastructure.	Former Hoseworth House Site Oxford Road Aylesbury Buckinghamshire HP19 8QH	08/12/2017	23/03/2018	Approved

Appeal performance – Quarter January to March 2018

In the quarter between **January** and **March 2018** a total of 26 appeals were determined, 18 of which were against refusals of planning permission. Of the 18 appeals against refusals of planning permission which are used for reporting purposes 39% were allowed which is above the Council’s target of not more than 35% appeals allowed.

A list of all the reportable allowed appeals in this quarter is set out below.

Application Reference: 16/03784/APP	Decision: Delegated
Site: The Villas, Stratford Road, Buckingham, Buckinghamshire, MK18 1NY	
Development: In fill development between existing dwellings and above existing parking to provide new one bed apartment	
<p>Permission was refused for reason that the proposed apartment due to its low eaves and ridgeline would be a squat form of infill development which would detract from the individual character and appearance of the two groups of two storey dwellings to which it would be attached. It would fail to respect character and appearance of the street scene and surrounding pattern of development in this prominent position on the southern side of Stratford Road on one of the principle approaches to Buckingham Town Centre. The proposal is therefore contrary to policy GP35, the NPPF and the advice in the adopted design guide ‘New houses in towns and villages.’</p> <p>The site relates to a gap in the built development between a group of terraced properties Nos 1-3 The Villas and a pair of semi-detached properties Nos 4-5 The Villas located on the south side of Stratford Road in Buckingham approx. 200m from Cornwalls Meadow.</p> <p>Planning permission for nos 4-5 The Villas was granted in 2009 and permitted alterations to No.3 to convert it to a flat with an archway below to allow access to a rear car park to provide parking and turning for the properties. The properties are all constructed of red bricks with slate roof tiles and a brick wall which is part of the unfinished extant permission for a garage separates Nos 1-3 from nos 4 and 5.</p> <p>The development would result in the loss of the current open gap between Nos 3 and 4 and be substantially higher than the double garage previously granted Planning Permission in this positions. However, it would have a lower eaves and ridge line than Nos 3 and 4, which would create a more interesting façade and roofline, and help break up the mass of the overall block. The Inspector was satisfied that the development would not be harmful to the character and appearance of these neighbouring dwellings and the surrounding area as a consequence comply with Policy GP35 of the Local Plan and the Council’s Design Guide.</p> <p>He also looked at 3rd party concerns over parking and harm to the living conditions of neighbouring occupiers at Nos 3 and 4 by reason of loss of light, overlooking of Wharfside Place and flooding and was satisfied that these would be satisfactory.</p> <p>He found that the development would not be harmful to the character and appearance of neighbouring dwellings and the surrounding area. In view of this and having had regard to all other matters raised, he concluded that the appeal should be allowed.</p>	

Application Reference: 17/00762/APP	Decision: Delegated
Site: 4A Chestnut Leys, Steeple Claydon, Buckinghamshire, MK18 2RR	
Development: First floor side extension.	

The property is a modern detached dwelling situated in a predominately residential area on the northern edge of Steeple Claydon,. The proposal was for a first floor extension over an existing garage.

The Council's concern was that the proposed extension would be overbearing when in the garden of the neighbouring property, 6 Chestnut Leys. The appeal property is at a higher level than its neighbour which increases the perceived scale of the property when in the adjacent garden. The Inspector noted that the existing side gable is imposing but it is set away from the boundary beyond both the garage and a parking space. The shared boundary also has a high fence, which is of much greater relative height when viewed from the neighbouring property. The residents of number 6 have a relatively open aspect to their garden, particularly to the rear. The relative depth of the neighbouring dwelling within its plot and its distance from the boundary, ensure that the existing side gable is not unacceptably overbearing when viewed from 6 Chestnut Leys.

The proposed extension would not conflict with a 45 degree line from the ground floor or first floor bedroom windows of 6 Chestnut Leys and the Inspector was satisfied that the new relationship, although altering the current outlook from number 6, would not harm the living conditions of the residents when within their dwelling.

The Inspector also considered the views from the area of garden of number 6 and was not satisfied that the use of the area of garden nearest to the house would be harmed as a result of the change in outlook. The outlook enjoyed by the residents of 6 Chestnut Leys would remain open to the rear and the changes, when looking towards the neighbouring dwelling, would not be sufficient to unacceptably harm their living conditions when within their garden or that any increase in shading would materially alter the sunlight conditions within the neighbouring garden.

He therefore concluded that the extension would not conflict with the amenity requirements of Policy GP.9 of the Aylesbury Vale District Local Plan 2004.

Application Reference: 17/01243/APP	Decision: Delegated
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Site: 14-18 Market Square, Aylesbury, Buckinghamshire, HP20 1TW

Development: Change of use to betting shop (sui generis).

The appeal property is a vacant unit on the Market Square in Aylesbury town centre and forms part of the primary shopping frontage. It was last used as a building society on the ground floor with 2 floors above.

Permission was refused for reason that it would result in the loss of this key unit which, by reason of its prominent siting with the hub of the town centre's Primary Shopping Frontage, the size of the unit and length of frontage, taken together with the other non retail uses in the area would represent a dilution of the retail offering and would unacceptably weaken the shopping strength, vitality and interest of the area. The application therefore is contrary to policy AY28 of the Aylesbury Vale District Local Plan and National Planning Policy Framework with particular reference to paragraphs 22 and 23.

The Inspector accepted that Market Square is a key space within the town centre and there are currently a limited number of retail units (Class A1 Shops in the UCO) around the square, with a larger amount of banks and estate agents as well as cafes, restaurants and public houses, and also observed a number of existing betting shops, although none on the Market Square itself.

Policy AY28 of the Aylesbury Vale District Local Plan 2004 states that "Within these primary frontages, the Council will not permit changes of use to non-retail that weaken the shopping strength and interest of the area". Amongst other things, paragraph 23 of National Planning

Policy Framework (NPPF) refers to the viability and vitality of town centres that provide customer choice and a diverse retail offer. Paragraphs 18 to 22 of the NPPF refer more generally to securing economic growth and employment.

A betting shop is non-retail. The Inspector considered that the proposal would not result in the loss of a retail unit and would have an acceptable effect on the shopping strength, interest and vitality of the area. Consequently, there would be no conflict with Policy AY28 of the Local Plan or paragraphs 18 to 23 of the NPPF. The adverse effects of a betting shop on the retail vitality of the town centre would be limited given that no loss of retail use would occur and there would not be a weakening of the shopping strength, vitality or interest of the area.. The character and appearance of the conservation area and the setting of listed buildings would be preserved. Therefore, the adverse effects of a betting shop would be limited in this specific instance. The benefits of bringing a vacant unit back into use carries reasonable weight in terms of employment and economic activity, notwithstanding that the proposal only involves a single unit within the town centre.

The Inspector granted permission subject to conditions regarding shop front treatments and hours of operation in addition to the standard time period for implementation.

Application Reference: 17/01694/APP	Decision: Delegated
Site: 2 Butterfly Close, Buckingham, Buckinghamshire, MK18 7RU	
Development: Insertion of front and rear roof lights	
<p>This was an appeal against the imposition of a condition (No 3) which states that: <i>“The roof lights to the rear hereby permitted shall not be glazed or reglazed other than with obscured glass to a minimum of level 3 up to 1.7m above floor and non opening unless the parts of the window that can be opened are more than 1.7m above internal floor level.”</i></p> <p>The reason given for the condition is: <i>“To preserve the amenities of the occupants of the adjacent dwelling and to comply with policy GP8 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework.”</i></p> <p>The Inspector was satisfied that, with the exception of one rear facing rooflight, all the rooflights are indicated as being above an internal floor level of 1.7m. He did not consider any significant overlooking would be possible from those windows that would be more than 1.7m above internal floor level, and therefore it is not necessary to ensure those are obscurely glazed and fixed shut.</p> <p>With regards to the other rooflight this would be considerably lower than the others proposed and it would be possible from this window to see directly into the rear gardens of the two nearest houses on Pillow Way and the additional opportunity for overlooking provided by this proposed rooflight would impinge further, and harmfully, on the privacy of the neighbouring occupiers.</p> <p>As such, to avoid adversely affecting the privacy of the neighbouring occupiers, the Inspector considered it was necessary to ensure this particular window, up to a height of 1.7m above internal floor level, is obscurely glazed and non-opening. Consequently, in the interests of clarity and precision, he amended the disputed condition to read:</p> <p><i>The part of the rear roof light, identified as GDL SK19 on drawing No DD6020.1D, that is less than 1.7 metres above internal floor level, shall not be capable of being opened and shall be permanently fitted with obscure glass to a minimum of level 3.</i></p>	

Application Reference: 17/01798/APP	Decision: Delegated
Site: Land Adj Windmill Hill Barns, Moat Lane, Aston Abbots, Buckinghamshire	
Development: Erection of two detached dwellings and open garages utilising existing access and	

track

Permission was refused for reason that the proposed dwellings would, by reason of their layout and scale, be contrary to policies GP35 and RA8 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework in that they would fail to respect and compliment the landscape character of the Area of Attractive Landscape and the dispersed layout and form of buildings comprising the settlement pattern in the area.

The site comprises an area of paddock land fronting Moat Lane, located around 200 metres from the village of Aston Abbots on the south side of Moat Lane. The site is located in a rural area where there is a small group of detached and semi-detached residential properties. The site currently has a single storey timber clad building located broadly in its centre. The site is also located within an Area of Attractive Landscape (AAL).

There are two extant planning permissions for residential development of the site, one for a single dwelling and one for a pair of semi-detached dwellings, which are significant material considerations and there was no objection in principle for the development of the site for two residential dwellings.

The Inspector considered that whilst the proposed dwellings would be larger than the previously approved developments, they would still be located within a spacious setting. The inclusion of a 3 metre gap between the proposed dwellings assists in maintaining the spacious setting, and in the main accounts for the increase in width of the property frontage to Moat Lane when compared to the previous permission for two dwellings. Given the spacious setting the overall size of the appeal dwellings would not have any significant increase in impact to the surrounding area, including the landscape character of the AAL, over and above the extant permission.

The Inspector concluded that the proposed development would not harm the character and appearance of the area or the landscape character of the AAL and would accord with Policies RA8 and GP35 of the Aylesbury Vale District Local Plan (2004) which amongst other things seeks to ensure that development respects and compliments the character and appearance of the area.

Cost claim: Whilst the Inspector found in favour of the applicant in his appeal decision, in this case he was satisfied that the Council have provided sufficient evidence to justify its decision at appeal. As such he found that no unreasonable behaviour has occurred in this instance.

Application Reference: 17/02144/APP	Decision: Delegated
Site: May Cottage, Summerstown, Marsh Gibbon, Buckinghamshire, OX27 0AW	
Development: Two storey side extension	
Permission was refused for this extension to a semi detached stone cottage dating back to the 1800s for the following reason: The design of the two storey side extension, by virtue of its scale, form and position would result in a strident form of development that would overwhelm the scale, character and appearance of the dwellinghouse and would unbalance the existing pair of cottages, to the detriment of the character and appearance of the dwellinghouse and the street scene. The development would therefore fail to comprise good design contrary to AVDLP policies GP9 and GP35 and the advice within the adopted Design Guide: Residential Extension, the NPPF and the Planning Practice Guidance.	
The Inspector considered that whilst the extension would be relatively long, being only slightly shorter than the length of the main house, the dwelling is however one half of a pair of semi-detached properties and the combined existing frontage is therefore substantially longer. Both properties have been significantly extended and in combination appear as a development of considerable scale. Given these circumstances, the length of the proposed side extension would not result in it being dominant or anything other than subservient to the scale of the properties overall. It would not be a strident form of development and it would not overwhelm the existing	

dwelling as suggested by the Council. The dwellings do not appear as a balanced pair given the differing roof forms. He felt that this addition would be entirely subservient to the form and character of the existing frontage.

Overall, the design has been carefully considered in order that it would respect the existing character of these properties and their surroundings. It would satisfy the design requirements of Policies GP9(a) and GP35 of the Aylesbury Vale District Local Plan 2004. As the policies generally accord with the design requirements of the *National Planning Policy Framework*, I afford them considerable weight.

He considered all the matters put forward by the local planning authority but did not consider that they weigh significantly against the proposal and he allowed the appeal.

Application Reference: 17/02169/APP	Decision: Delegated
Site: 14 Bletchley Road, Stewkley, Buckinghamshire, LU7 0ER	
Development: Triple bay garage	
<p>Permission was refused for this garage in the front garden area for reason of its scale, form and massing resulting in a bulky form of development overwhelming the character and appearance of the dwelling and visually intrusive, and have a detrimental effect on residential amenity contrary to policies GP(and GP35.</p> <p>The appeal site contains a detached chalet bungalow set well back from the road on a wide-fronted plot. Bletchley Road is characterised by detached 2-storey houses and chalet-bungalows on the south-eastern side of the highway</p> <p>The Inspector considered that the development would be located in a similar position to garages in the front gardens of Nos 16, 16A, 18 and 20 Bletchley Road and would not as a consequence be out-of-character with the prevailing settlement pattern. Furthermore, it would also be set slightly further back from the highway than most of the other garages referred to and views of it would be filtered by the existing mature boundary hedge, which the appellant has confirmed would be retained. Whilst the development would be larger than the other garages referred to, its overall scale would not be disproportionate to the size of the front garden nor appear cramped. It would also be significantly smaller than the existing dwelling and appear subservient to it. In view of the above, he concluded that the development would not be harmful to the character and appearance of the area and accord with Policies GP9 and GP35 of the Local Plan</p> <p>The council had concerns over the 9m extent along the boundary with No12 and sense of enclosure. The Inspector considered that although the garage would be of a significant scale, the view of it from the neighbouring property at No 12 would be partly filtered by the dividing boundary hedge and there would also be a gap between the development and the property at No 12, which is set away from the boundary. In view of the above, he was satisfied that the development would not appear visually intrusive or oppressive to the neighbouring occupiers at No 12. The proposal would as a consequence accord with Policy GP9 of the Local Plan, which seeks, amongst other things, to ensure that new development protects the living conditions of neighbouring occupiers with regard to visual outlook.</p>	