



REFERENCE NO	PARISH/WARD	DATE RECEIVED
18/02744/APP	BUCKINGHAM The Local Member(s) for this area is/are: -	09/08/18
LOFT CONVERSION WITH FIRST FLOOR EXTENSION. SINGLE STOREY REAR EXTENSION AND SIDE GARAGE. 35 WOODLANDS CRESCENT MK18 1PJ MR BRIAN BEACON	Councillor T Mills Councillor S Cole	
STREET ATLAS PAGE NO. 41		

1.0 **The Key Issues in determining this application are:-**

- a) Impact on appearance and character of the dwelling-house, street scene and wider area**
- b) Impact on Residential Amenity**
- c) Impact on Highways & Parking**

The recommendation is that permission be **GRANTED**, subject to conditions

**Conclusion and recommendation**

- 1.1 The proposal is considered to be of a scale and form that respects the appearance of the existing dwelling and would not constitute overdevelopment. In addition, it is considered

that the proposed rear dormer would not appear overly prominent nor would it be incongruous within the street-scene. The developments would not impinge on the amenity of neighbouring dwellings in accordance with policies GP8, GP9 and GP35 of the AVDLP. Additionally, the proposal would satisfy the Council's SPG Parking Guidelines.

- 1.2 It is therefore recommended that the application be **APPROVED** subject to the following conditions:

**Conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The materials to be used in the development shall be as indicated on the approved plans. Please also see note no. 5 on the back of this notice.
3. The development hereby permitted shall only be carried out in accordance with drawing Nos. BB 003A Rev A and BB 004A Rev A submitted under cover of agent's e-mail dated 01.10.2018 received by the Local Planning Authority on 01.10.2018.
4. The window at first floor level in the western elevation of the development hereby permitted shall not be glazed or reglazed other than with obscured glass to a minimum of level 3 and non opening unless the parts of the window that can be opened are more than 1.7m above internal floor level.
5. HG31 - 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.

**Reasons:**

1. RE03 – To comply with Town and Country Planning Act and Section 51 of Planning and Compulsory Purchase Act.
2. RE11 – Satisfactory appearance
3. RE39 - For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority and to comply with the National Planning Policy Framework.
4. RE25 - To preserve the amenities of the occupants of the adjacent dwelling and to comply with GP8 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework
5. RE52

**WORKING WITH THE APPLICANT/AGENT**

In accordance with paragraphs 38 and 39 of the National Planning Policy Framework, Aylesbury

Vale District Council (AVDC) takes a positive and proactive approach to development proposals and is focused on seeking solutions where possible and appropriate. AVDC works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions. In this case, the agent was informed of the issues arising from the proposal and given the opportunity to submit amendments/additional information in order to address those issues prior to determination. The agent responded by submitting amended plans/additional information which were found to be acceptable so the application has been approved.

## **2.0 INTRODUCTION**

- 2.1 The application needs to be determined by the Development Management Committee as Buckingham Town Council have raised material planning objections and indicated that they wish to speak at committee.
- 2.2 During the application process amended plans have been received, Buckingham Town Council raised objections to the original and amended scheme. Comments from the Town Council relate to the loss of a bungalow from the housing stock, negative impact on the street scene, negative impact on the host dwelling and impact on amenity.
- 2.3 Regarding the Towns Council's objection on the loss of a bungalow from the housing stock, there are no saved policies within the AVDLP or the made Buckingham Neighbourhood Plan which relate to the protection or retention of bungalows in the housing stock. The alteration from a bungalow to provide accommodation in the roof has been designed with minimal alterations.
- 2.4 In relation to the Towns Councils objection on the impact on the street scene, the proposed dormer window would be located on the rear of the host dwelling, within minimal views from the surrounding area. The introduction of a dormer window on this elevation of the dwelling would not have a significant impact on the character and appearance of the street scene or the wider area.
- 2.5 In relation to the Town Councils objection on the loss of residential amenity of nearby dwellings, it is considered that there would be no material impact on amenity to the adjoining dwelling or the surrounding properties due to the scale of the proposed development.

## **3.0 SITE LOCATION AND DESCRIPTION**

- 3.1 The application site relates to a semi-detached bungalow located to the south east of Woodlands Crescent, Buckingham. The dwelling is constructed of brick with a tiled gable

roof. The front elevation of the dwelling is characterised with a front porch with a hipped roof.

- 3.2 The application site includes an area of soft landscaping to the front of the dwelling and an area of hardstanding located towards the south west of the site. The hardstanding has space for approximately one vehicle.
- 3.3 The front boundary is marked by a low set brick wall. The rear boundaries of the site are marked by close boarded fencing, approximately 1.8m in height. The southern boundary of the site also includes some hedges and trees.
- 3.4 Directly adjoining the eastern boundary of the site is a Local Nature Reserve known as Buckingham Sand Pit.
- 3.5 The site gradually falls from west to east. The adjoining dwelling, No. 33 Woodlands Crescent is set on slightly higher ground.

#### 4.0 **PROPOSAL**

- 4.1 This application seeks full planning permission for a single storey rear extension, single storey side extension and loft conversion.
- 4.2 The single storey rear extension will measure 5m in length and 3.6m in width. The extension will have an eaves height of 2.3m and a ridge height of 3.5m. The single storey rear extension would be set in from the shared boundary by 0.3m and will be characterised with a hipped roof. The rear extension will be constructed in materials to match the host dwelling.
- 4.3 The single storey side extension will project 3.5m from the side of the dwelling and will measure 5.3m in length. The single storey side extension will provide a single garage. The side extension will be constructed in materials to match the host dwelling.
- 4.4 The loft conversion includes the addition of two roof lights in the roof slope of the front elevation and the addition of a rear dormer window. The dormer window will measure 1.5 metres in height, 6.1m in width and will project 2.4m from the roof slope. The rear dormer will be finished in horizontal uPVC cladding.
- 4.5 This application has received amended plans, which have altered the size, design and appearance of the rear dormer window. This application has been determined on the amended plans received.

#### 5.0 **RELEVANT PLANNING HISTORY**

- 5.1 None.

## 6.0 TOWN COUNCIL COMMENTS

6.1 Buckingham Town Council have objected to this application.

6.2 Buckingham Town Council objected to the original and amended scheme. Buckingham Town Council objected to the original scheme stating:

6.3 Members deplored the loss of another bungalow from the housing stock and felt like the large box-like extension was ugly and out of character with the area, and had a negative impact on the street scene.

6.4 Buckingham Town Council objected to the amended scheme stating:

6.5 Members felt that the proposal was still too big for a semidetached bungalow, making the overall building lopsided, and affecting the amenity of the neighbours.

## 7.0 CONSULTATION RESPONSES

7.1 Buckingham and River Ouzel Drainage Board – No Comment

7.2 AVDC Highways – No Objection

## 8.0 REPRESENTATIONS

8.1 One letter of representation has been received, objecting this application for the following reasons:

- Concerns over the proximity of the proposed rear extension to the shared boundary of No.33 Woodlands Crescent.
- Impact on views from the master bedroom.
- Concerns over the length an rear extension should project from the rear wall (3 metres for a semi-detached and 5 metres for a detached property).

## 9.0 EVALUATION

9.1 Buckingham has a 'made' neighbourhood plan which forms part of the Development Plan together with the AVDLP. At this time, the policies in the neighbourhood plan should be attributed full weight. However, there are no specific policies relating to the proposed development within the Buckingham Neighbourhood Plan in this instance.

### ***a) Impact on appearance and character of the dwelling-house, street scene and wider area***

9.2 Policy GP.9 of the AVDLP states that proposals for extensions to dwellings will be permitted where they protect character of outlook, access to natural light and privacy for people who live nearby; respect the appearance of the dwelling and its setting and other

buildings in the locality; and accord with published Supplementary Planning Guidance on residential extensions and the other policies of the development plan.

- 9.3 Policy GP.35 requires that developments respect and complement the physical characteristics of the site and its surroundings, the building tradition of the locality, and the scale and context of the setting, the natural qualities and features of the area and effect of the development on important public views and skylines.
- 9.4 Section 12 of the NPPF sets out the principles for achieving well designed places.
- 9.5 The Council's Residential Design guide stipulates that dormers should generally have pitched roofs, be physically small and set into the roof slope so that they are not a strident feature in the roof. Alterations to the roof should not destroy the original roof form and the materials selected should be compatible with the existing roof material.
- 9.6 The application site is set within a residential area where dormers are a common characteristic of the area. Dormer windows can be seen on the front and rear elevations of many dwellings within Woodlands Crescent, closest to the application site being Nos. 49, 34, 32 and 30. Many of the dormer windows seen within the area follow a similar design to the one proposed and are constructed of a range of materials. The proposed dormer window would be located on the rear roof slope of the dwelling and therefore not readily visible in the street scene. The side elevation of the dwelling may be partially visible from the neighbouring property to the south west of the site (No. 37 Woodlands Crescent). The dormer window will be set down from the ridge of the roof by 0.7m and has been set up from the eaves by 1.6m, thus appearing as a less strident feature and not overwhelming the roof form. The introduction of a dormer window on this elevation of the dwelling would not have a significant impact on the character and appearance of the street scene or the wider area. The dormer window would not appear out of place for the area, or unduly eye-catching if viewed from the public realm or the public right of way located to the east of the site.
- 9.7 It is acknowledged that the dormer window has not been designed with a pitched roof, is not constructed of materials to match the original roof and is relatively large in size, contrary to the AVDC Residential Extensions Design Guide. However, due to the location of the dormer to the rear of the dwelling, it is considered that this would not appear as a prominent feature in the street scene and would be seen in very minimal views from the surrounding area such that there would be insufficient harm to warrant a refusal of permission in this instance.
- 9.8 The proposed loft conversion will alter the dwelling from a bungalow to a two storey property. There are no saved policies within the AVDLP or the made Buckingham

Neighbourhood Plan which relate to the protection or retention of bungalows in the housing stock. The alteration from a bungalow to provide accommodation in the roof has been designed with minimal alterations, the roof will not be raised as a result of the development and the height of the dwelling will remain the same. The introduction of two roof lights on the front roof slope will not appear out of character or as a prominent feature within the wider area.

- 9.9 The proposal also includes a single storey rear and single storey side extension. The rear extension will project 5m from the existing rear elevation of the dwelling and will not be visible from the highway. Although it is noted that the rear projection is large, it would be of a single storey height only and would represent a similar form of development that could be achieved via the governments larger homes scheme. The extension will continue to respect the appearance and character of the dwelling-house and will not overwhelm the property or the plot itself. The single storey side extension will be located towards the south west of the site and will be utilised as a garage. The addition of a single storey side extension will not appear out of place for the area and would not appear as a prominent or intrusive feature. The single storey extensions will be constructed in materials to match the host dwelling thereby satisfactorily integrating into the original dwelling.
- 9.10 The developments would not be highly visible from the public right of way located to the east of the site, due to the distance of approximately 100m. As a result, there would be no significant impact to the users of the public right of way. Due to the scale and nature of the developments there would be no impact on the Local Nature Reserve known as Buckingham Sand Pit located to the east.
- 9.11 In summary the proposal is considered to be of a scale and design that respects the character and appearance of the existing dwelling and does not overwhelm it. In addition it is considered that the proposal would not appear overly prominent within the street-scene or the locality in general. The proposals are therefore considered to comply with GP9 & GP35 of the AVDLP, the Council's Design Guide on Residential Extensions and NPPF.

**b) Impact on Residential Amenity**

- 9.12 Policy GP8 of the AVDLP states that planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of nearby residents when considered against the benefits arising from the proposal.
- 9.13 The single storey rear extension will be located towards the north east boundary of the site, shared with the adjoining dwelling No.33 Woodlands Crescent. The single storey rear extension will be set in from this common boundary by 0.3m. This boundary is currently marked by a close boarded fence, approximately 1.8m in height. The proposal would result



in a 5m projection along this common boundary. However, the proposed development would be of single storey only and when compared to the existing arrangement (1.8m close boarded fence) the increase in height of the development to 2.3m would not give rise to any significant concerns regarding visual intrusion or loss of outlook from the adjoining dwelling. To further mitigate the impact the roof slope serving the rear extension will be sloped away from this neighbouring property.

- 9.14 One letter of representation has been received by the occupier of this dwelling raising concerns on loss of outlook from the master bedroom of the adjoining dwelling. This window is located on the rear elevation and is in closest proximity to the shared boundary. As noted above, it is considered that due to the single storey nature of the development the roof design and when compared to the existing arrangement there would be no significant loss of outlook. There would be no loss of light to this dwelling due to the single storey nature of the proposal. In addition, the adjoining dwelling No.33 Woodlands Crescent is set on slightly higher ground than the host dwelling thereby reducing the impact of the extension when viewed from the adjoining site.
- 9.15 The single storey side extension will be located towards the south west of the site. This extension will be located approximately 4.9m from the western boundary, with sufficient distance to the dwelling located to the west, No. 37 Woodlands Crescent. There will be no loss of light of loss of outlook or sense of overbearing as a result of the single storey side extension.
- 9.16 The scheme will introduce new openings on the rear, side and front of the dwelling. The front of the dwelling will include two roof lights and the addition of a garage door on the side extension. The side elevation (west) will include the addition of one window at first floor level. This window will serve an en-suite and will be obscure glazed and non opening above 1.7m. There will also be a set of patio doors which serve the rear extension visible in this elevation of the dwelling. The rear elevation of the dwelling will include two windows on the dormer window and a three pane window on the single storey rear extension.
- 9.17 The introduction of these windows raise no concerns with overlooking or loss of privacy to any nearby dwellings. The openings on the rear elevation of the dwelling will face onto the applicants rear garden, beyond this the Local Nature Reserve. The window at first floor level in the western elevation will be conditioned to be obscurely glazed to prevent any overlooking, and the patio doors will be located at ground floor level and will face onto the rear garden of the dwelling.

- 9.18 Due to the relationship of the host dwelling with the surrounding properties there would be no undue loss of privacy, light, loss of outlook or over bearing impact as a result of the scheme.
- 9.19 No other properties will be unduly affected as a result of this proposed development and the proposal would accord with policies GP8 and GP9 of AVDLP.

**c) Impact on Highways & Parking**

- 9.20 AVDLP policy GP24 and the councils SPG Parking Guidelines stipulates that, for dwellings with two bedrooms, there should be two parking bays provided within the curtilage of the dwelling. These spaces must be, at minimum, 2.4m in width and 4.8m in depth.
- 9.21 The number of bedrooms will not be increased as a result of the development. The existing floor plan for the dwelling shows two bedrooms at ground floor level. The proposal includes a loft conversion, which will introduce one bedroom at first floor level with a second bedroom provided at ground floor level. The proposal also includes the addition of a side extension which will be used as a garage. The dwelling benefits from hardstanding to the front, and with the addition of the garage the property will benefit from two parking spaces, meeting the requirements set out in the Councils Parking Guidelines.
- 9.22 As such, the proposed development is considered to accord with ADVLP policy GP.24 and the Councils SPG Parking Guidelines and the NPPF.

Case Officer: Alice Culver

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