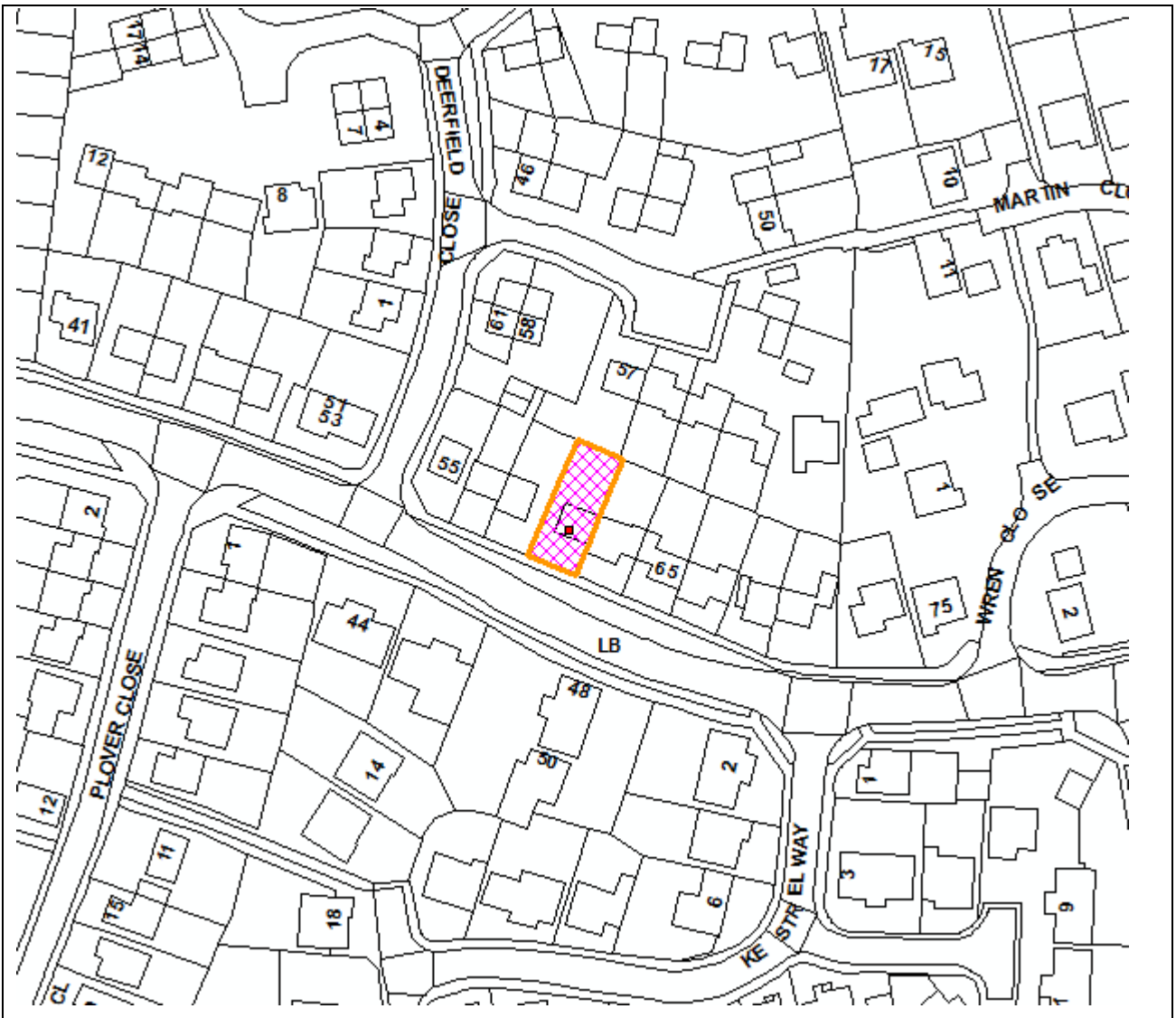


18/01866/APP



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REFERENCE NO	PARISH/WARD	DATE RECEIVED
18/01866/APP	BUCKINGHAM The Local Member(s) for this area is/are: -	25/05/18
TWO STOREY SIDE AND SINGLE STOREY FRONT/REAR EXTENSIONS	Councillor Robin Stuchbury	
61 BADGERS WAY MK18 7EU MR & MRS M JARVIS	Councillor Howard Mordue	
STREET ATLAS PAGE NO. 52		

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**
- d) Other matters**

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

- 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. The extensions would not appear overly prominent nor incongruous within the street-scene and would not impact upon the amenity of neighbouring dwellings. The proposal would therefore accord with policies, GP8, GP9 and GP35 of the AVDLP. In addition, the proposed parking arrangements 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 for the external surfaces, including walls, roofs, doors and windows shall be of the same colour, type and texture as those used in the existing building. 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 No. 17.329-P1 Rev5 submitted under cover of agent's e-mail dated 14.11.2018 received by the Local Planning Authority on 14.11.2018.

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.

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 committee as the 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 overdevelopment of the plot, loss of parking and impact upon the uniformity of the street-scene.

- 2.3 Regarding the Town Council's objections on overdevelopment of the plot, it is considered that the proposed extensions are of a scale that respect the size of the plot and dwelling and do not overwhelm it. In addition, it is considered that the extensions would appear subservient to the host dwelling.
- 2.4 Regarding the Town Council's comments on loss of parking, an additional parking space has already been provided to the front of the dwelling. Although this has resulted in the loss of landscaping to the front, these works have already been completed under permitted development. As a result, there are 2 off-street parking spaces serving the dwelling, which accords with the requirements set out in the Council's Parking Guidelines.
- 2.5 Regarding the Town Council's comments on the impact upon the uniformity of the street-scene, within the wider area, there is a variety in size and design of dwellings. Directly opposite the site are a number of larger, detached dwellings, with a number of dwellings along Badgers Way having been extended. It is therefore considered that the proposed extensions would not appear out of place along Badgers Way.

3.0 SITE LOCATION AND DESCRIPTION

- 3.1 The application site is a semi-detached, two storey dwelling located on the north side of Badgers Way in Buckingham. The property is constructed of red brick, with a tiled, gable roof and a small front projection with a lean-to roof. There is an existing conservatory to the rear of the dwelling.
- 3.2 The application site includes an area of hardstanding to the front and west of the dwelling, with parking for approximately two vehicles.
- 3.3 The site is located within a residential development on the south east side of Buckingham. To the south of the site, beyond the residential development is the A421. The surrounding area is characterised with dwellings of a variety of size and design.
- 3.4 The boundaries to the side and rear are marked by close boarded fencing. There is an open frontage onto Badgers Way.

4.0 PROPOSAL

- 4.1 The application as amended seeks permission for a two storey side extension and single storey front and rear extensions.
- 4.2 The two storey side extension measures 1.8m wide, 5.3m deep with an eaves height of 5m and a maximum height of 6.8m. The proposal includes openings in the front, west and rear elevations.

4.3 The development to the rear involves the demolition of an existing conservatory and the erection of a single storey rear extension. This measures 8.8m wide, 3.8m deep with an eaves height of 2.2m and a maximum height of 3.6m. The extension involves openings in the rear elevation and two roof-lights.

4.4 The single storey front extension measures 1.5m deep, 6.9m wide with an eaves height of 2.1m and a maximum height of 3.4m. This extension includes openings in the front elevation.

4.5 All parts of the proposal are to be constructed of materials to match the existing dwelling.

5.0 RELEVANT PLANNING HISTORY

5.1 None.

6.0 PARISH/TOWN COUNCIL COMMENTS

6.1 Buckingham Town Council raised objections to the proposal.

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

‘Members considered this proposal to be an overdevelopment of the plot, the loss of side driveway parking would lead to parking on the front garden, and the front extension would detrimentally affect the uniformity of the street scene’.

6.3 Buckingham Town Council objected to the amended scheme stating:

‘Members agreed that the changes did not address their previously expressed concerns and declined to change their response’.

7.0 CONSULTATION RESPONSES

7.1 Buckingham and River Ouzel Drainage Board – No comment

8.0 REPRESENTATIONS

8.1 Three letters of representation have been received, objecting to the application for the following reasons:

- Visually overbearing
- Impact upon residential amenity to No.59 Badgers Way.
- Impact upon street scene.
- Closure of gap between properties creating a cramped environment which would be overbearing and visually inappropriate.

- Incongruous to the local vernacular.
- Loss of light to garden and upstairs landing of No.59.
- Overdevelopment of site, loss of green space and drainage.
- Loss of privacy to No. 57 Deerfield Close and impact upon the open view from this property.
- Application site stands on higher ground than properties to the rear, impacting upon privacy of these dwellings.
- Out of character with surrounding area.
- Excessive environmental impact.

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 of character of the dwelling-house, street scene and wider area

9.2 Policy GP9 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 other policies of the development plan.

9.3 Policy GP35 of the AVDLP requires that developments respect and complement the physical characteristics of the site and surroundings; the building tradition of the locality; 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 The proposed two storey extension would be set down from the existing roof ridge by approximately 0.2m and set in from the shared boundary with the neighbouring dwelling, No. 59 Badgers Way by 1m. The extension would also be set in from the front elevation at ground floor by 1.8m and at first floor by 2.2m. As a result, it is considered that the proposed extension would appear as a subservient addition to the host dwelling in line with the Council's Design Guide on Residential Extensions. In addition, the 1m gap

between the extension and the boundary would maintain a gap between the dwellings, ensuring a degree of separation remained, avoiding a terracing effect.

- 9.5 The scale of the two storey extension is considered to respect the existing dwelling and would not appear overwhelming nor overly prominent within the street-scene. The design of the proposal is considered to respect the character and appearance of the host dwelling, with a gable end to reflect that of the existing roof when viewed from the west.
- 9.6 The development to the rear of the dwelling involves the demolition of an existing conservatory, and the erection of a larger, single storey extension in its place. This single storey rear extension would not be clearly visible from Badgers Way or from any public view point. The proposal is considered to be of a scale and design that respects the host dwelling and would not appear out of place within the plot.
- 9.7 The Design Guide on Residential Extensions states that only small additions to the front of a dwelling will be acceptable, ensuring they do not harm the quality or character of the building. The proposal seeks to extend an existing front projection, to span the entire width of the dwelling. The extension would not sit any further forward than the front elevation of the adjoining dwelling, No. 63, due to the design of the dwellings along Badgers Way. The proposal is considered to be small in scale, would not overwhelm the host dwelling and would not appear overly prominent or incongruous when viewed from the street-scene. It is noted that the Town Council raised objections regarding changes to the uniformity of the street-scene. However, due to the variety of scale and design in dwellings along Badgers Way, it is considered that this addition would not have an unacceptable impact upon the street scene or wider area.
- 9.8 The cumulative impact of the proposed extensions would not overwhelm the dwelling nor the plot itself, the original dwelling would remain as the focal point. In addition the proposed extensions would be constructed in materials to match the host dwelling, thereby integrating well with the dwelling and the immediate area. The extensions would not appear visually intrusive when viewed from the surrounding area and the highway.
- 9.9 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 locality in general. The proposals are therefore considered to comply with policies GP9 and GP35 of the AVDLP, the Council's Design Guide on Residential Extensions and guidance within the NPPF.

b) Impact on residential amenity

- 9.10 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.
- 9.11 The NPPF at paragraph 127 sets out that planning policies and decisions should ensure that, amongst other things, developments create places with a high standard of amenity for existing and future users.
- 9.12 The proposed single storey rear extension would replace an existing conservatory and have a depth of 3.8m. A rear extension of this scale is considered acceptable for a dwelling of this size, and complies with guidance set out in the Design Guide on Residential Extensions, which states that rear extensions on semi-detached properties should be no deeper than 4m in the interests of amenity. A distance of approximately 7m would remain between the extension and the rear boundary, with approximately 17.7m to the nearest dwelling to the rear. There are a number of openings proposed in the rear elevation of the extension, along with two roof-lights. These would all look out into the rear garden of the property, and would have no further impact upon amenity in regards to overlooking than the existing arrangement. It is noted that an objection was received regarding the impact to the amenities of dwellings to the rear due to the change in land levels. However, due to the scale and single storey nature of the proposal, along with the existing arrangement, it is considered there would be no unacceptable impact upon the neighbouring dwellings as a result.
- 9.13 The proposed single storey front extension would have a depth of 1.5m. The adjoining dwelling, No. 63 Badgers Way is set approximately 1.5m further forward than the application site, and therefore the front extension would fall in line with the front elevation of the neighbouring property. The extension would therefore not result in any loss of light or outlook to this neighbour. There is a distance of approximately 5.6m between the front extension and the other neighbouring property, No. 59 Badgers Way. The front extension passes the 45 degree test, and would not result in loss of light to this dwelling. The extension involves openings in the front elevation only, which would look out onto Badgers Way and would not result in any overlooking. Therefore, there would be no loss of amenity to neighbouring dwellings as a result of the proposed front extension.
- 9.14 The proposed two storey side extension is set in 1m from the boundary with No. 59 Badgers Way with a gap of approximately 3.8m between the dwellings. There is one window in the side elevation of this neighbouring dwelling, which serves the upstairs landing, which is not considered to be a habitable room. It is therefore considered there

would be no impact upon the amenity of the occupants of this dwelling in terms of loss of light or outlook. In addition, the first floor element of the proposal would extend no further back than the rear elevation of No. 59, and therefore it is considered there would be limited further impact to the levels of light reaching the rear garden of this dwelling.

- 9.15 Two windows are proposed in the side elevation of the extension, both at ground floor. One high level window would serve the living room and another window would serve a downstairs toilet. The window serving the WC would overlook the rear garden of the application site, with a close boarded fence located between this and the neighbouring dwelling. Due to the other proposed opening in this elevation being a high level window, it is considered there would be no loss of amenity to the neighbouring dwelling in regards to overlooking as a result.
- 9.16 Due to the mentioned distances, it is considered that there would be no sense of overbearing or sense of enclosure caused by the result of the extensions. No other properties would be unduly affected by the proposed developments.
- 9.17 In summary, given the positioning of the proposal and its relationship relative to the neighbouring properties in terms of scale, position of windows and orientation it is considered that the proposal would not have an unacceptable adverse impact upon the neighbouring amenity. Therefore the proposal accords with GP8 of the AVDLP and NPPF.

c) *Impact on highways and parking*

- 9.18 Policy GP24 of the AVDLP seeks to maintain car parking appropriate to levels of development. SPG Parking Guidelines states that, for a three bedroom dwelling, two parking spaces are required within the curtilage of the dwelling. These spaces, at a minimum, must be 2.4m in width and 4.8m in depth.
- 9.19 Although some parking would be lost to the side of the dwelling as a result of the proposal, plan no. 17.329-P1 Rev5 shows space for two vehicles on hardstanding to the front of the dwelling. An objection was raised from Buckingham Town Council regarding the loss of parking to the side and parking on the front driveway. When visiting the site, it was noted that the parking space to the front of the dwelling already existed and therefore there would be no further loss of landscaping as a result of the proposal.
- 9.20 As such, the proposed development is considered to accord with AVDLP policy GP24, the Council's SPG Parking Guidelines and the NPPF.

d) Other matters

9.21 Objections were raised regarding the loss of green space and drainage and the impact upon the environment as a result of the proposal. Due to the small scale and nature of the proposed works, it is considered that there would be no unacceptable impact upon the environment. The loss of greenspace would be minimal, with the creation of hardstanding to the front of the dwelling having already been completed, which would fall within the criteria of permitted development.

Case Officer: Megan Wright

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