



REFERENCE NO	PARISH/WARD	DATE RECEIVED
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19/00980/APP	STEWKLEY	08/03/19
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ERECTION OF FIRST-FLOOR SIDE & TWO-STOREY REAR EXTENSION

160 HIGH STREET NORTH LU7 0EP

The Local Member(s) for this area is/are: -

Councillor Mrs J Blake

MR TERRY AND MRS GEMMA O'REILLY

STREET ATLAS PAGE NO. 68

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 character and appearance of the existing dwelling and would not appear to overwhelm the host dwelling nor the plot itself. The extensions would not significantly impinge on the amenity of the neighbouring dwellings and is in accordance with the Design Guide on Residential Extensions and accords with policies GP8, GP9 and GP35 of the AVDLP and the NPPF. In addition, the proposal would also satisfy the Councils SPG Parking Guidelines and policy GP24 of the AVDLP.

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.
3. The development hereby permitted shall only be carried out in accordance with drawing No. RM 18/105.1B submitted under cover of agents email dated 03 May 2019 received by the Local Planning Authority on the 03 May 2019
4. No openings other than those shown on the approved drawing No. RM 18/105.1B shall be inserted at first floor level of the southeast elevation of the two storey rear extension hereby permitted.
5. 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. To comply with Town and Country Planning Act and Section 51 of Planning and Compulsory Purchase Act.
2. To ensure a satisfactory appearance to the development and to comply with policy GP9 and GP35 of Aylesbury Vale District Local Plan and the National Planning Policy Framework.
3. 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. 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. To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway and to comply with policy GP24 of the AVDLP and the National Planning Policy Framework.

INFORMATIVES

1. It is contrary to section 163 of the Highways Act 1980 for surface water from private development to drain onto the highway or discharge into the highway drainage system. The development shall therefore be so designed and constructed that surface water from the development shall not be permitted to drain onto the highway or into the highway drainage system.

2. It is an offence under 8151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
3. No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under 8137 of the Highways Act 1980.

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 in order to address those issues prior to determination. The agent responded by submitting amended plans which were found to be acceptable so the application has been approved.

2.0 INTRODUCTION

- 2.1 Stewkley Parish Council raised material planning objections to the scheme and indicated that they wish to speak at committee. Stewkley Parish Council raised concerns regarding the mass and scale of the proposed extension, which leads to the overdevelopment of the site. The Parish Council also raised concerns regarding the negative impact on the neighbouring dwelling due to the proximity of the extension, and the materials to be used in the scheme.
- 2.2 It is considered that the proposed two storey rear extension and first floor side extension, although the ridge height of the first floor side extension has not been set down, the extensions still appear visually subservient to the host dwelling and would continue to respect the original character and appearance of the host dwelling. In addition, the host dwelling sits within a relatively spacious plot and therefore the additional 3m rear extension and first floor side extension would not lead to the over development of the site. The extensions would not appear cramped within the plot, nor would they overwhelm the host dwelling. In relation to residential amenity, the proposals would accord with the guidance set out in the AVDC Design Guide and would result in no detrimental loss of light, loss of

outlook or overlooking or loss of privacy to the neighbouring property. In regards to materials, the scheme would be carried out to match the host dwelling, thereby integrating well. This can be secured by way of a condition.

- 2.3 The proposal is therefore considered to accord with the AVDC Design Guide on residential extensions, Policies GP8, GP9, GP35 and GP24 of the Aylesbury Vale District Local Plan and the Councils parking guidelines.

3.0 SITE LOCATION AND DESCRIPTION

- 3.1 The application site relates to a semi-detached dwelling located on the eastern side of High Street North, Stewkley. The application site is located in a corner plot, with residential dwellings located along Bletchley Road to the north east.
- 3.2 The property is constructed of red brick, with a single storey lean too element to the western side of the dwelling. The dwelling also currently includes a single storey rear element.
- 3.3 The site is accessed from the highway from the southern boundary, leading to an area of hardstanding which runs along the side of the dwelling. The site benefits from a detached single garage located to the north east of the site.

4.0 PROPOSAL

- 4.1 This application seeks planning permission for the erection of a first-floor side and two-storey rear extension.
- 4.2 The proposed first floor side extension will be located directly on top of the existing single storey side projection and has been designed with a matching eaves and ridge height to the host dwelling.
- 4.3 The proposed two storey rear extension will project 3m from the rear of the dwelling with a width of 5.8m. The proposed rear extension has been designed with a hipped roof.
- 4.4 The number of bedrooms will be increased as a result of the scheme, leading to a three bedroom dwelling. The extensions will be finished in materials to match existing.

5.0 RELEVANT PLANNING HISTORY

- 5.1 01/00530/APP - First floor side/rear extension (158 High St North) – APPROVED & implemented

6.0 PARISH/TOWN COUNCIL COMMENTS

- 6.1 Stewkley Parish Council have objected to this application. As outlined below:
- 6.2 “The mass and scale of the proposed extension are out of proportion with the existing building, hence is an over development of the site. The two -storey extension is to the rear

and will impact negatively on the neighbouring property due to its proximity. We have concerns over the materials (e.g. bricks to match existing, windows to match existing). How will this be achieved?”.

7.0 CONSULTATION RESPONSES

7.1 BCC Highways - (final comments received 24th May 2019) – Following the receipt of amended plans the revised drawing no RM18/105.1 B demonstrates that there is adequate turning area for vehicles to park and manoeuvre within the site, along with an existing garage. Therefore, no objection subject to conditions.

7.2 Buckingham and River Ouzel Drainage Board – No Comment

8.0 REPRESENTATIONS

8.1 Three representations have been received, objecting to the planning application, as summarised below:

- Impact on residential amenity
- The development is overbearing and imposing
- Over-development
- The extension is an unsympathetic addition to the dwelling
- The proposal would be out of keeping with the design and character of the existing dwellings

9.0 EVALUATION

9.1 The Stewkley Neighbourhood Area was approved on 04/05/2019, and the Neighbourhood Plan is currently under the pre submission consultation (Regulation 14) which ends on the 28/07/2019. Currently, the Neighbourhood Plan is in the early stages and therefore does not hold any weight in the decision making process.

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

9.2 AVDLP GP9 indicates that proposed extensions should accord with SPG advice, and should respect the appearance of the original dwelling and show respect for the setting of the dwelling and other buildings in the area. AVDLP GP35 requires that development respects and complements 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 the effect of the development on important public views and skylines.

- 9.3 The application site relates to a semi-detached dwelling located on the eastern side of High Street North, Stewkley. The application site is located within a corner plot and therefore is within a fairly prominent location, particularly in views on approach to the village from the north and west. The adjoining dwelling to the east, No.158 High Street North, has benefited from a first floor side extension and single storey rear extensions. The dwelling located to the north east of the application site, along Bletchley Road, is a detached two storey dwelling. The proposal includes a first floor side extension and a two storey rear extension, due to the location of the dwelling, located on a corner plot, the extensions would be visible from the surrounding area and when travelling along High Street North and Bletchley Road.
- 9.4 The proposed first floor side extension will be located directly above an existing single storey lean too projection to the side of the dwelling. The first floor side extension has been designed with a matching eaves and ridge height to the dwelling and would be constructed in materials to match, and therefore is considered to integrate well. It is acknowledged that the AVDC Design Guide suggests that new roof ridges should generally be set down from the ridge of the main dwelling, although the proposed extension has not been designed to be set down, it is considered that in this instance this would give a more balanced appearance of the host dwelling and the extension would continue to respect the host dwelling. Furthermore, the first floor side extension would provide a more balanced appearance of the semi-detached properties, the extension represents a similar design to the first floor side extension constructed at the adjoining dwelling (No.158 High Street North).
- 9.5 The proposed two storey rear extension would project 3m from the rear of the dwelling and has been characterised with a gable roof, with matching eaves height to the original property, set down 0.3m from the ridge. The proposed rear extension would be visible from the surrounding area, when travelling along Bletchley Road to the north east of the dwelling. It is considered that the addition of the two storey rear extension would appear physically and visually subordinate to the main house and would not cause detrimental impact to the original character and appearance of the host dwelling. In addition, the extension will be finished in materials to match the original property thereby integrating well.
- 9.6 Furthermore, due to a similar first floor side extension on the adjoining dwelling, it is considered that the extensions would not appear unduly eye catching or out of place when viewed from the public realm. The north-eastern elevation would be most visible within the street-scene. However, it is considered that due to the setting in from the highway to the west of the dwelling, this elevation would not appear visually intrusive or overbearing when viewed from the immediate area.

- 9.7 Representations have been received in regards to the over development of the site. The host dwelling benefits from a relatively large plot, set in from the north western boundary of the site by 10.2m and 13.3m from the north eastern boundary. The application site includes a single detached garage located to the north east of the dwelling. It is considered that the addition of the first floor side extension, which would not increase the footprint of the dwelling, and the modest two storey rear extension, would not appear cramped within its setting nor would it overwhelm the host dwelling. Representations have also been received in regards to the proposed materials, a condition has been attached, should permission be granted, which would ensure the materials used on the extensions match the materials found on the existing dwelling.
- 9.8 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 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 Residential Extensions and NPPF.

b) Impact on residential amenity

- 9.9 AVDLP policy GP8 notes that planning permission will not normally be granted where the proposed development would unreasonably harm any aspect of the amenity of nearby residents, unless the benefits of the proposal outweigh any harm to amenity.
- 9.10 The AVDC Design Guide on residential extensions suggest that in the interest of amenity the distance back from the original main rear elevation is restricted. This distance is normally no more than 3 metres in the case of a terraced house and 4 metres for a semi-detached house.
- 9.11 The application site benefits from an adjoining dwelling to the south east, No.158 High Street North and further residential dwellings to the north east, beyond the rear garden, located along Bletchley Road. Representations have been received from the occupiers of the adjoining dwelling, N.158 High Street North and No.8 Bletchley Road which is located to the north east of the dwelling, raising concerns in regards to overlooking, loss of privacy and the overbearing nature of the development.
- 9.12 The proposed two storey rear extension will include openings on the rear elevation, at both ground and first floor level. The existing arrangement includes an opening at first floor level and openings at ground floor level. It is considered that the views achieved from the openings located on the two storey rear extension would have a similar relationship to the existing openings and would not give rise to any significant further overlooking or loss of privacy to the occupiers of No.8 Bletchley road. Furthermore, due to the orientation of the dwellings, the openings on the rear elevation will face onto the frontage and the driveway

of No.8 and would not give rise to any direct overlooking into any habitable rooms or the main garden area.

- 9.13 Whilst there are no neighbouring properties located to the west of the site, it is noted that the first floor side extension (northwest elevation) does not include any further openings on the side elevation. The opening proposed on the front elevation will face onto the Highway (High Street North), beyond this residential dwellings located opposite. These residential dwellings are located 25m from the host dwelling, and therefore, located a sufficient distance to avoid any overlooking or loss of privacy.
- 9.14 In regards to the proposed two storey rear extension, the AVDC Design Guide suggest that the council will not normally grant permission for a two storey rear extension if any part of the extension protrudes beyond a 45 degree line (drawn in the horizontal plane) from the centre of the nearest window to a habitable room of a neighbouring dwelling (No.158 High Street North), on the same elevation as the rear of the extended property. The design guide also suggests that the distance back from the rear of a semi-detached dwelling should be restricted to 4m. The proposed rear extension would comply with this guidance in respect of both matters.
- 9.15 The adjoining dwelling, No.158, includes openings on the rear elevation, the closet opening located at first floor serves a bedroom and at ground floor a set of patio doors which serve a dining area. The proposed two storey rear extension has been set in 0.9m from the adjoining dwelling, it should also be noted that No.158 at ground floor level also projects 1m further to the rear than the host dwelling. The proposed two storey extension would not conflict with the 45 degree rule from the patio doors located at ground floor. The proposed extension would project past a 45 degree line from the centre of the windows at first floor level by 0.8m. However, this opening is a smaller secondary window into a first floor bedroom and the existing relationship between the host dwelling and the adjoining dwelling sees an existing marginal conflict with a 45 degree line from the same opening. The existing dwelling projects further to the rear of the site and therefore projects past a 45 degree line from the same opening by 0.2m. It is therefore considered that when compared to the existing arrangement and secondary nature of the opening there would be no significant detrimental impact in terms of loss of light to this room. It is considered necessary and appropriate to attach a condition to this permission restricting any openings at first floor level on the southeast elevation of the extension. This will ensure there is no overlooking into the rear garden area of No.158, the adjoining dwelling.
- 9.16 Representations have also been received in regards to the overbearing nature of the development. It is acknowledged that the rear extension will be visible from the rear garden of the adjoining dwelling, however, it is considered that due to the setting in of the

extension from the boundary and the limited depth of the extension this would not give rise to an oppressive environment, nor would it appear overbearing or visually intrusive.

- 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 GP.8 of AVDLP and NPPF.

c) *Impact on highways and parking*

- 9.18 Policy GP24 of the AVDLP seeks to maintain car parking standards appropriate to the level of development. The proposal would increase the number of bedrooms within the dwelling, leading to a three bedroom property. The application site includes an area of hardstanding to the west of the dwelling, and a detached single garage located to the north east of the site. The Highways Authority identified that the increase in bedrooms would result in a material intensification of the site. However, required additional details in regards to the layout for parking and manoeuvring within the site, given the close proximity of the site access to High Street North/Bletchley Road junction. The additional plan provided outlined the parking and manoeuvring within the site, which the Highways Authority outlines that there is adequate turning area for vehicles to park and manoeuvre within the site such that vehicles could exit the site in a forward gear. The required two parking bays can be provided within the site, and therefore, the proposal is considered to accord with GP.24 of AVDLP and NPPF and the Council's SPG Parking Guidelines.

Case Officer: Alice Culver