



REFERENCE NO	PARISH/WARD	DATE RECEIVED
19/03907/APP	BUCKINGHAM The Local Member(s) for this area is/are: -	30/10/19
PROPOSED SINGLE STOREY FRONT EXTENSION 1 WITTMILLS OAK MK18 7BH MR & MRS FEALEY	Councillor T Mills Councillor S Cole	
STREET ATLAS PAGE NO.	41	

1.0 The Key Issues in determining this application are:-

- a) Impact on the appearance and character of the dwellinghouse, street scene and wider area
- b) Impact on residential amenity
- c) Impact on highways and parking

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

CONCLUSION AND RECOMMENDATION

- 1.1 The proposed single storey extension 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 streetscene and would not impact upon the amenity of neighbouring dwellings. The proposal would therefore accord with policies, GP8, GP9, GP24 and GP35 of the AVDLP, BE2, BE3 of emerging Vale of Aylesbury Local Plan. In addition, the proposed parking arrangements would satisfy the Council's SPG Parking Guidelines and policy T6 of the VALP.
- 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.

Reasons:

1. RE03 – To comply with Town and Country Planning Act and Section 51 of Planning and Compulsory Purchase Act.

2. RE11 – Satisfactory appearance

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 application was considered to be acceptable as submitted and no further assistance was required so it has therefore been dealt with without delay.

2.0 INTRODUCTION

- 2.1 The application needs to be determined by committee as Buckingham Town Council have raised material planning objections and indicated that they wish to speak at committee.
- 2.2 Buckingham Town Council object to the scheme on the grounds of overdevelopment and the resultant detrimental impact upon the street scene. They also commented that the proposal is for a very large extension on a bungalow in a prominent position at the entrance to Wittmills Oak, a road of identical bungalows very little altered.
- 2.3 Regarding the Town Council's comments on overdevelopment, it is considered that the proposed extension respects the size of the plot and dwelling and would not overwhelm it. Adequate garden space would be retained to the rear of the property and the dwelling would not appear cramped within the setting. Furthermore, the proposed extension would maintain the amenity strip of land adjacent to the property.
- 2.4 Regarding the Town Council's comments on the impact on the street scene, it is considered that the proposed extension would not appear overly prominent, as it would be set down from the existing dwelling, and set back from the highway, with the gap maintained between the extension and the footpath, respecting the size and shape of the plot.

3.0 SITE LOCATION AND DESCRIPTION

- 3.1 The application site is detached bungalow, located on the south side of Wittmills Oak, within the Linden Village development on the east side of Buckingham.
- 3.2 The dwelling is constructed of brick, with sections of cladding on the side elevation, and a tiled gable roof. The property benefits from a detached garage to the south of the dwellinghouse.
- 3.3 The eastern boundary with the highway is marked by a brick wall, enclosing the garden of the application site.

3.4 Wittmills Oak is characterised by detached bungalows, similar to the application site. To the south of the site is Burleigh Piece, the main road running through the estate.

4.0 PROPOSAL

4.1 The proposal seeks planning permission for a single storey front extension.

4.2 The proposed extension measures 4m deep, 14.1m wide, with an eaves height of 2.5m and a maximum height of 4.6m. The extension would be characterised with a pitched roof and gable end fronting onto Wittmills Oak.

4.3 The proposal would be constructed of materials to match the host dwelling and includes openings in the north west, north east and south west elevations.

5.0 RELEVANT PLANNING HISTORY

5.1 None.

6.0 PARISH/TOWN COUNCIL COMMENTS

6.1 Buckingham Town Council raised objections to the proposal stating:

6.2 'Members noted the proposal was a very large extension on a bungalow in a prominent position at the entrance to Wittmills Oak, a road of identical bungalows very little altered, and opposed on the ground of overdevelopment and detriment to the street scene.'

7.0 CONSULTATION RESPONSES

7.1 Buckingham and River Ouzel Drainage Board – The site is outside the Boards district, therefore no comments.

8.0 REPRESENTATIONS

8.1 None received.

9.0 EVALUATION

9.1 The overview report appended to this report sets out the background information to the policy framework when making a decision on this application.

9.2 The application site is covered by the made Buckingham Neighbourhood Plan. 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.

Emerging policy position in Vale of Aylesbury District Local Plan:

9.3 The overview report sets out the current position with regards to VALP. A number of policies within the VALP following the main modification consultation which started on the 5th November 2019, are now afforded some weight in the decision making process. Consideration therefore needs to be given to whether the proposal is in accordance with or contrary to these policies. Those of particular relevance are:

T6: Vehicle Parking (moderate weight),

BE2: Design of New Development (moderate weight)

BE3: Protection of Amenity (considerable weight)

Policy BE3 has been the subject of objections and the Inspector has not requested main modifications so can be regarded as resolved and this policy can be given considerable weight. Where the remainder of these policies have been the subject of objections and the Inspector requested main modifications, he has confirmed that he is satisfied they remedy the objection so these can be given moderate weight.

a) Impact on appearance and character of the dwellinghouse, street scene and wider area

- 9.4 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 the effect on the development on important public views and skylines. Policy BE2 is consistent with the aims of GP35.
- 9.5 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 Supplementary Planning Guidance on residential extensions and other policies of the development plan.
- 9.6 The NPPF sets out guiding principles including that authorities should always seek to secure high quality design.
- 9.7 The proposed scheme seeks to extend the host dwelling to the north east of the application site, which would be visible from the highway. The proposed extension would be single storey and at its highest point would be set down from the existing ridge by 0.4m, with the majority set down by 1.1m. It is therefore considered, the proposal would appear as a subservient addition to the host dwelling.
- 9.8 The proposed extension would not protrude any further forward than the existing brick wall marking the boundary, with the gap being maintained between the building line and the highway. It is therefore considered the proposed extension would not appear overly prominent or overbearing when viewed from Wittmills Oak.
- 9.9 The scale of the single storey extension is considered to respect the host dwelling and would not overwhelm it. The design, with a gable end, would respect that of the existing dwelling and the surroundings properties, and therefore would not appear at odds within the wider area. Adequate garden space would be retained within the rear garden of the property, alongside the grassed area to the north and east of the property, which would soften and mitigate any impact upon the street scene whilst maintaining a sense of space surrounding the property.
- 9.10 It is acknowledged that, as the extension would abut the garage to the rear of the site, it would result in built form along the whole eastern elevation. However, it is considered that due to the dwelling being located on a unique, corner plot, which is much wider than others along Wittmills Oak, alongside the set back nature of the extension, there would not be a detrimental impact upon the character and appearance of the streetscene as a result.
- 9.11 The proposed materials would match those of the host dwelling and therefore would integrate well with the existing and would not appear out of place within the wider area.
- 9.12 Rooflights are proposed in the north and west roofslope of the extension, and two in the west roofslope of the existing dwelling. These would be largely hidden in views from

Wittmills Oak, with only one visible in the north elevation. This rooflight would be small in scale and set into the roofslope, and therefore would not appear visually intrusive when viewed within the public realm.

- 9.13 It is also acknowledged that the proposal includes the extension of the existing patio area within the rear garden. This would not be visible from the streetscene, and would constitute permitted development and therefore, there are no concerns in regards to this.
- 9.14 In summary, the proposal is considered to be of scale and design that respects the character and appearance of the existing dwelling and does not overwhelm it. In addition, is it considered that the proposal would not appear overly prominent within the streetscene or locality in general. The proposals are therefore considered to comply with policies GP9 and GP35 of the AVDLP, policy BE2 of the emerging VALP, the Councils Design Guide on Residential Extensions and guidance within the NPPF.

b) Impact on residential amenity

- 9.15 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.
- 9.16 The NPPF states that authorities should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 9.17 The application site is located on a corner plot, sharing boundaries with No. 44 Burleigh Piece to the south, and No. 3 Wittmills Oak to the west.
- 9.18 The proposed extension includes openings in the north west elevation, north east elevation and south west elevation, alongside rooflights in the side roof slopes. Due to the single storey nature of the proposal, all the openings would be at ground floor level.
- 9.19 The openings in the north east and north west elevations would look out onto Wittmills Oak, and the bifold doors in the south west elevation would lead onto the rear garden of the dwelling. The rooflights would not allow views into neighbouring properties, and therefore there would be no overlooking as a result of the proposal.
- 9.20 The proposed extension would be located 8m from the west boundary, with No. 3 Wittmills Oak, and due to its single storey nature, would not have an impact on light levels reaching this property, nor appear overbearing.
- 9.21 To the south of the site is No. 44 Burleigh Piece. The proposed extension would abut the existing garage, which is located adjacent to this rear shared boundary. Due to this separation, the proposed extension would not have a detrimental impact upon the residential amenity of this dwelling.
- 9.22 Properties to the north and east are separated by the highway, and therefore no other properties would be unduly effected by the proposal.
- 9.23 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 neighbouring amenity. The proposal therefore accords with policy GP8 of the AVDLP, policy BE3 of the emerging VALP and the NPPF.

c) Impact on highways and parking

- 9.24 Policy GP24 of the AVDLP seeks to maintain car parking appropriate to levels of development. SPG Parking Guidelines state 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.
- 9.25 Plan no. PL408/2019/01 show provision for one space within the existing garage, and another on a grass-crete parking area to the front of the extension. As such, the proposed development is considered to accord with AVDLP policy GP24, policy T6 of the emerging VALP, the Council's SPG Parking Guidelines and the NPPF.

Case Officer: Megan Wright

mwright@aylesburyvaledc.gov.uk