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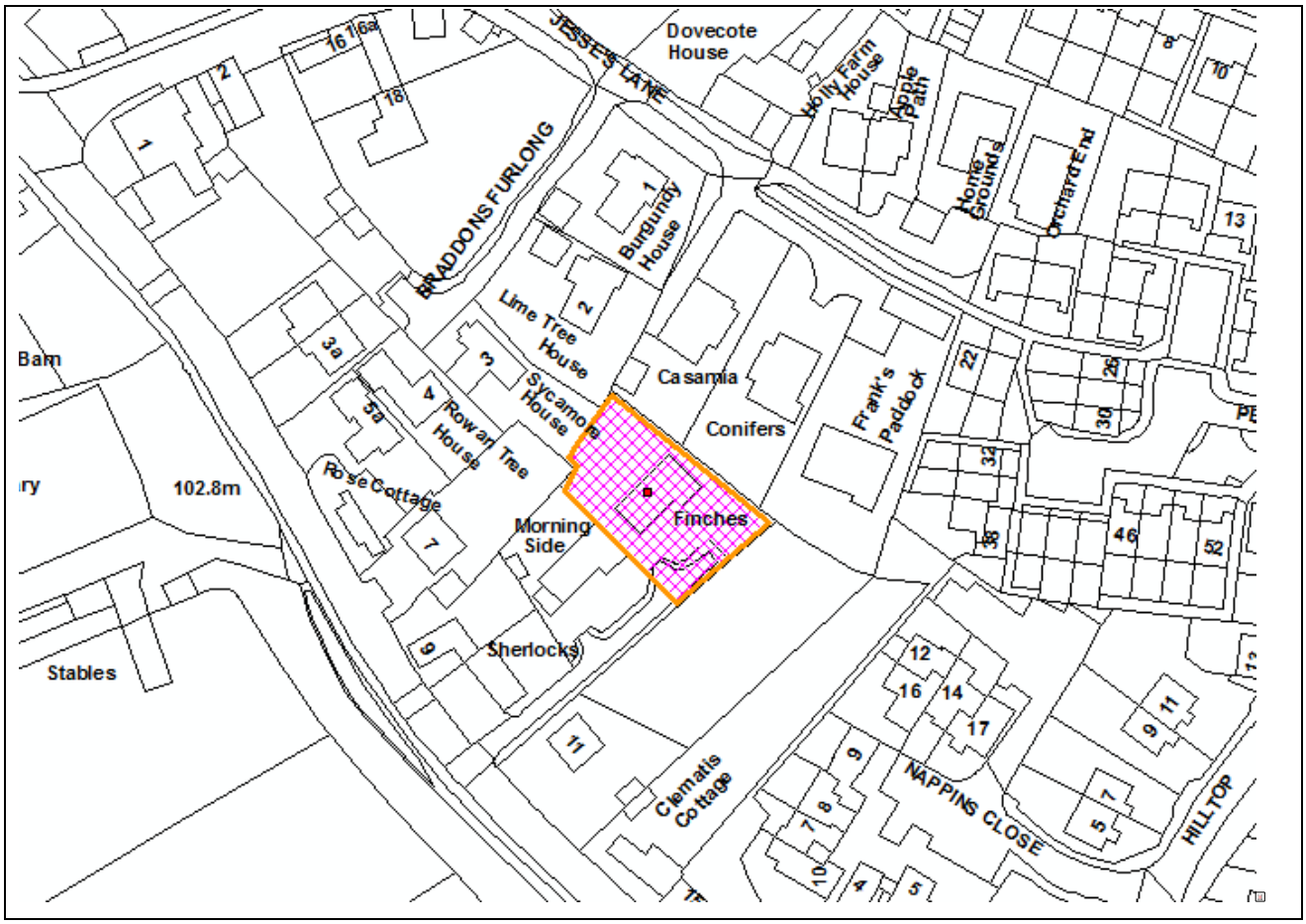

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REFERENCE NO	PARISH/WARD	DATE RECEIVED
19/04494/APP SINGLE STOREY REAR EXTENSION, DEMOLITION OF EXISTING CARPORT AND REPLACEMENT WITH SINGLE STOREY SIDE EXTENSION (RETROSPECTIVE). FINCHES THAME ROAD HP189AS STREET ATLAS PAGE NO. 125	LONG CRENDON The Local Member(s) for this area is/are: - Councillor Mike Hawkett	30/12/19

1.0 The Key Issues in determining this application are:-

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

The recommendation is that permission be supported in principle and deferred and delegated to officers for **approval** subject to the expiry of publicity and no further representations raising new material considerations and subject to conditions as considered appropriate by Officers.

Conclusion and recommendation

1.1 The proposal is considered to be of scale and form that respects the appearance of the existing dwelling and would not constitute overdevelopment. The proposal would not cause any loss of privacy or increase of overlooking to any nearby dwellings. It is considered that due to the nature of the scheme there would be no sense of enclosure or overbearing impact as a result of the development on the surrounding dwellings. The proposal would

have no impact on the Brill-Winchendon Hills Area of Attractive Landscape. In addition, the proposal would satisfy the Council's SPG Parking Guidelines and would accord with the development plan policies within the Long Crendon Neighbourhood Plan and the AVDLP and the NPPF.

1.2 The recommendation is that permission be supported in principle and deferred and delegated to officers for **approval** subject to the expiry of publicity and no further representations raising new material considerations and subject to conditions as considered appropriate by Officers.

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, amendments were received which addressed the initial concerns raised and as such, the application was considered to be acceptable.

2.0 INTRODUCTION

2.1 Long Crendon Parish Council raised material planning objections to the scheme and indicated that they wish to speak at committee, In summary the Parish Council comments relate to the following matters:

- Out of keeping with the location
- Materials used not as defined in Certificate of Lawful Development issued previously for works
- Height of extensions not as designated under permitted development
- Some openings appear bigger than on approved plans
- Materials used are in conflict with those found on neighbouring properties
- Impact on neighbouring Conservation Area
- Supporting documentation is misleading
- Development would be highly visible

2.2 In response to these matters officers consider the proposal to be of a scale and form that respects the appearance of the existing dwelling and would not constitute overdevelopment. The proposal would not cause any loss of privacy or increase of overlooking to any nearby dwellings. It is considered that due to the nature of the scheme there would be no sense of enclosure or overbearing impact as a result of the development on the surrounding dwellings. The proposal would have no impact on the Brill-Winchendon Hills Area of Attractive Landscape. The proposal would not be visible from or have any impact on the adjacent conservation area. In addition, the proposal would satisfy the Council's SPG Parking Guidelines and would accord with the development plan policies within the Long Crendon Neighbourhood Plan and the AVDLP and the NPPF.

2.3 With regard to materials, a condition has been recommended to ensure that the colour of the render is more in keeping with the local area.

2.4 Other matters raised by the Parish Council are not material planning considerations.

3.0 SITE LOCATION AND DESCRIPTION

3.1 The application site comprises of a detached single storey, partially rendered, brick built bungalow with a concrete tiled gable roof and an attached carport to the southwest side elevation.

3.2 The property benefits from off street parking with an attached carport to the southwest side elevation. There is also an existing driveway to the front of the property. There is parking provision for four cars.

3.3 The site is accessed via a private drive to the northeast of Thame Road. The drive also serves the adjacent bungalow, 'Morningside', which is of a similar form to the application property, prior to extension.

3.4 The wider area is residential in character with a mixture of house types and architectural style.

3.5 The application site is located within the Brill-Winchendon Hills Area of Attractive Landscape. Long Crendon Conservation Area is located 19m to the southwest, abutting the southwest boundary of the neighbouring dwelling ('Morningside'), and 20m to the east.

3.6 The ground levels to the front of the application site decrease slightly towards the front common boundary. The ground levels to the rear are relatively level throughout although increase towards the northwest rear boundary with some neighbouring properties to the rear located on higher ground.

3.7 The front of the application site is relatively open with an approx. 1.8m high close boarded fence marking the southeast boundary. The southwest front boundary is partially treated with a hedgerow and vegetation and a close boarded fence panel. The west side boundary treatment is comprised of an approx. 1m high brick wall marking the common boundary between the application site and the neighbouring property 'Morningside'.

3.8 The boundary treatment to the rear, southeast and northeast of the site comprises of an approx. 1.8m high close boarded fence, and an approx. 1.3m high stone wall (on the northwest boundary side) make up the rear northern boundary treatment. The northwest side boundary treatment to the rear is made up of an approx. 1.5m brick wall (towards the northeast side) and an approx. 1.8m high close boarded fence (towards the southwest side).

4.0 PROPOSAL

4.1 Retrospective planning permission is sought for the erection of a single storey rear extension with a flat roof to the rear northwest elevation, and a single storey side extension with a gable roof to the southwest side elevation following demolition of the existing carport.

4.2 The proposed rear extension would be 4m deep, 14.1m wide and 3m high, with bifold sliding doors and three powder coated aluminium windows on the rear elevation, bifold sliding doors on the southwest side elevation and one powder coated aluminium window on the northeast side elevation.

4.3 The proposed side extension would be 6m deep, 3.5m wide and 4.8m high, and would continue the eaves and roof height or the original dwelling. The extension would have one powder coated aluminium window on the rear elevation and one powder coated aluminium window on the southeast front elevation.

4.4 The proposed side extension would be located 9.7m from the rear north boundary and abut the northwest side boundary.

4.5 The proposed rear extension would be located 3.5m from the northwest side boundary and 0.1m from the southeast side boundary of the dwelling.

4.6 The host dwelling and proposed extensions would be rendered in a shade of white, and the roof of the dwelling finished with slate.

5.0 RELEVANT PLANNING HISTORY

5.1 18/02325/APP - Demolition of single-storey side extension, erection of two-storey side extension and alterations to roof. – Appeal dismissed

5.2 19/01521/ACL - Application for a Lawful Development Certificate for a proposed rear and side extensions – Approved

5.3 19/00016/NONDET - Demolition of single-storey side extension, erection of two-storey side extension and alterations to roof - Dismissed

6.0 PARISH/TOWN COUNCIL COMMENTS

6.1 Long Crendon Parish Council have objected to this application.

6.2 The full comments received from Long Crendon Parish Council are appended to this report and a summary of their comments is provided below:

- Out of keeping with the location
- Materials used not as defined in Certificate of Lawful Development issued previously for works
- Height of extensions not as designated under permitted development
- Some openings appear bigger than on approved plans
- Materials used are in conflict with those found on neighbouring properties
- Impact on neighbouring Conservation Area
- Supporting documentation is misleading
- Development would be highly visible

7.0 CONSULTATION RESPONSES

7.1 Buckingham and River Ouzel Drainage Board – No comment

8.0 REPRESENTATIONS

8.1 Six representations have been received, objecting to this application for the following reasons:

- The materials being uncomplimentary to existing architectural design of area
- The height of the proposal
- Inaccurate information regarding window sizing and distance from neighbouring properties on submitted plans
- Removal of trees and hedges
- Perceived temporary nature of obscured glass in window overlooking neighbouring property ‘Conifers’

- Impact on outlook

One representation has been received supporting the application, stating that it is satisfying that after the house has sat virtually derelict for three years that time and money has been invested in delivering an attractive family home.

9.0 EVALUATION

9.1 A number of the policies within the VALP following the main modification consultation, 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)
NE4: Landscape character and locally important landscape (moderate weight)

9.2 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.

9.3 Until VALP is fully adopted, the saved policies within Aylesbury Vale District Local Plan (AVDLP) continue to hold full weight and so the proposal will also be assessed against the relevant policies.

9.4 Long Crendon has a formally made Neighbourhood Plan. The LCNP outlines the vision for Long Crendon to 2023 and contains specific policies and proposals for the use and development of land in the Long Crendon Area over the plan period. The proposal will be assessed against the relevant policies within the LCNP.

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

9.5 Policy LC9 of the Long Crendon Neighbourhood Plan states, that development proposals will be supported provided their scale, density, height, massing, landscape design, layout and materials, including alterations to existing buildings, have understood and reflect the character and scale of the surrounding buildings and distinctive local landscape features.

9.6 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.

9.7 AVDLP policy GP35 requires that development respects and complements the physical characteristics of the site and its 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 of the development on important public views and skylines. Section 12 of the NPPF sets out the guiding principles that authorities should follow in achieving well-designed places. Policy BE2 of VALP is consistent with the aims of Policy GP35 of the AVDLP.

9.8 AVDLP Policy RA8 states, that development proposals in areas of attractive landscape should respect their landscape character. Developments that adversely affect this character will not be permitted unless appropriate mitigation measures can be secured. Policy NE4 of VALP is consistent with the aims of Policy RA8 of the AVDLP.

9.9 The Council's Residential Extensions Design Guide states that extensions should be designed to respect and complement the character of the existing building and to ensure that extensions do not destroy the composition and architectural integrity of the existing building nor overwhelm, dominate or detract from it.

9.10 The proposed extensions would be located to the rear and side of the dwelling. Due to the location of the application site at the end of a private drive approx. 50m from the public highway, and the position of the surrounding buildings, the proposal would not be visible from the main highway (Thame Road) and so there would be no impact on the streetscene.

9.11 Although the Conservation Area is located a minimum of 19m from the site, views of the site from the publically accessible areas of the Conservation Area are obscured by existing dwellings.

9.12 The application site falls within the Brill-Winchendon Hills Area of Attractive Landscape. In terms of wider landscape impact the site is wholly within the defined settlement of Long Crendon and would be viewed in the context of surrounding residential development. The proposal would therefore comply with policy LC9 of the Long Crendon Neighbourhood Plan, RA8 of the AVDLP, NE4 of the VALP, and the NPPF on this ground.

9.13 The proposed rear extension would be single storey and would appear subservient to the host dwelling as it would be set below the original roof ridge. It would also not be considered to overwhelm the host dwelling.

9.14 The proposed side extension would match the eaves and roof height of the original dwelling and would not be set in from the front and rear elevations. However, the side

extension is relatively modest at 3.5m wide when compared to the width of the original dwelling. It therefore would not be considered to overwhelm the original dwelling and would not cause harm of such significance to warrant refusal.

9.15 The proposed rear extension would have a flat roof and grey powder coated aluminium openings. The proposed side extension would have a slate tiled gable roof and grey powder coated aluminium openings. The existing roof tiles for the dwelling would be replaced with slate and the host dwelling and extensions would be fully rendered in a shade of white (which can be controlled by condition). It is considered that the proposed materials are acceptable and would satisfactorily integrate the extensions into the host dwelling.

9.16 In terms of the streetscene, there are examples of white render on adjacent dwellings and as such this finish would not be incongruous. Although slate is not visible within the immediate vicinity, there are several examples of slate roofs throughout Long Crendon, and so the use of slate tiles would not be out of keeping with the wider area.

9.17 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 prominent within the streetscene or the locality in general. The proposal is therefore considered to comply with Policy LC9 of the Long Crendon Neighbourhood Plan, policies GP9 & GP35 of the AVDLP, emerging VALP policy BE2, the Council's Design Guide Residential Extensions and the NPPF.

b) Impact on Residential Amenity

9.18 The NPPF at paragraph 127 sets out guiding principles. One of the principles set out is that authorities should always seek to create places that have a high standard of amenity for all existing and future users.

9.19 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. VALP policy BE3 is closely aligned with AVDLP policy GP8.

9.20 The rear extension would be located approx. 4.1m from 'Morningside', the dwelling to the south west. The boundary between these two properties is marked by 1.8m high close board fencing. Due to this separation distance and the single storey nature of the proposal, it would not cause loss of light nor appear overbearing when viewed from this property.

9.21 The rear extension would have bifold sliding doors on the side elevation which would face onto the boundary between the application site and ‘Morningside’. Due to the boundary treatment, it is not considered there would be significant loss of privacy as a result of this opening.

9.22 The proposed side extension would abut the northwest side boundary shared with ‘Morningside’. The side extension would not extend beyond the rear elevation of Morningside and, due to a gable projection to the front of the neighbouring dwelling, would not extend beyond the front elevation. Furthermore, there are no openings in the side elevation of this property. As such, the side extension would not result in loss of light or privacy to this property, and would not appear overbearing.

9.23 A window is also proposed in the front elevation of the side extension which would face onto the applicant’s front garden and the private track beyond. Given that there are already openings in the front elevation and no dwellings immediately adjacent to the private track, this window would not result in loss of privacy.

9.24 The side extension would be located 9.7m from the rear boundary so would not impact on properties to the rear. It would also be obscured in views from the properties to the north east by the form of the existing dwelling and the rear extension and so would have no amenity impact.

9.25 The proposed rear extension would be located 5.5m from the side elevation of the neighbouring property to the southwest ‘Morningside’, 25.4m from ‘Sycamore House’ to the north, 23m from No.2 Braddens Furlong to the north, 16.4m from ‘Casa Mia’, also to the north and 18.2m from the rear elevation of ‘Conifers’ to the northeast. It is considered that no loss of light to the surrounding properties will be incurred due to the separation distances and single storey nature of the proposed development.

9.26 The proposal would be visible from within the residential curtilages of surrounding properties. However, due to the maximum height of 4.8m for the side extension and 3m for the rear extension, it is not considered that the extensions would appear visually intrusive.

9.27 Openings are proposed in the rear elevation of the side extension and the rear extension. The proposed single storey side extension would include a window in the northwest rear elevation and the proposed single storey rear extension would include bifold sliding doors and three windows which would also face out onto the rear garden. These would overlook the rear garden, the boundaries of which are marked by an approx. 1.8m close boarded fence (to the southeast boundary side) and a 1.3m stone wall (to the northwest boundary side). Whilst the low brick wall means that views into the property at the rear are possible, a separation distance of 5.7 metres to the rear boundary would be maintained with a

separation distance of 25.4m to the rear elevation of the dwelling to the rear, 'Sycamore House'. Furthermore, there were previously openings on this elevation and it is not considered that there would be significant additional loss of privacy as a result of the separation distance being reduced by 4m.

9.28 The proposal includes the insertion of a window on the north west elevation of the existing dwelling, 2m from the boundary. This would be orientated towards 'Casa Mia' with the boundary separating the two dwellings marked by 1.8m high fencing. Given this, and the fact 'Casa Mia' is located on higher ground than the application site, there would not be significant loss of privacy as a result of this opening.

9.29 It is considered that the addition of these openings will not cause any loss of privacy or increase of overlooking to any nearby dwellings. It is considered that due to the nature of the scheme there would be no sense of enclosure or overbearing as a result of the development on the surrounding dwellings.

9.30 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 whilst the proposal would cause some harm, it is not significant enough to justify refusal. Therefore the proposal accords with policy GP.8 of the AVDLP, the NPPF and emerging VALP policy BE2.

c) Impact on Highways & Parking

9.31 Policy GP24 of AVDLP seeks to maintain levels of car parking appropriate to the level of development. The Council's SPG Parking Guidelines stipulates, that for dwellings with four bedrooms there should be 3 off-street parking spaces provided within the curtilage of the dwelling, with these spaces, as a minimum, 2.4 metres in width and 4.8 metres in depth.

9.32 As an area of hardstanding for the parking of 3 cars has been demonstrated on the proposed Location and Site Plan (drawing no. 332/110 (revision 5), the proposal is considered to accord with GP.24 of AVDLP and NPPF, T6 of VALP and the Council's SPG Parking Guidelines.

Case Officer: Dayna Simmons dsimmons@aylesburyvaledc.gov.uk

APPENDIX 1 – Long Crendon Parish Council Comments 27.01.2020

The Parish Council at the Planning Committee held on 20th January 2020 has strong objections to this retrospective Planning Application and will attend if it called to an AVDC Committee.

The original application to substantially enlarge the original modest bungalow under planning reference 18/02325/APP was objected to at the time – see the Parish Council Comments on the case file. There were many grounds for the PC objection.

A subsequent planning appeal by the applicant was dismissed by the Inspector.

A notice of intent to demolish the bungalow was submitted to Building Control around the same time as the Appeal was in progress.

A subsequent application for a Certificate of Lawful Development was submitted to the LPA proposing a development to be carried out under permitted development rights. This was issued (as it appeared to comply with technical requirements of PD) with specific conditions including use of similar materials (matching facing bricks and materials appropriate etc.). See AVDC case files for your own details.

What has been built on the site in the meantime is best described as a monstrosity and completely inappropriate and out of keeping with the location. Parish Councillors described it as “hideous” in the discussion at their Planning Committee meeting.

The ugly rendered grey finished walls, the black tiled roof slates, the grey window frames are not what was defined in the Permitted Development. It appears that some openings may have been made bigger and that heights of the new extensions are not as designated under the permitted development. The amended bungalow sticks out significantly against all it’s neighbours as the materials used are in conflict with the expected brick and tiles of neighbouring homes. It does not sit well as a neighbour to the Conservation Area.

The Parish Council registers it’s strong objection and would ask the LPA to reject this retrospective application and instruct the applicant to return the property to the original finishes, roof sizes etc. as articulated under the permitted development scheme.

The Parish Council is of the opinion that the applicant has been disingenious in their dealings with neighbours and the Local Planning Authority and have acted in an unfriendly and un-neighbourly way.

The retrospective planning application contains most of the same material planning concerns and issues that were raised by the Parish council and others in the initial planning application that was comprehensively rejected. It furthermore does not even reflect accurately what appears to have been built.

APPENDIX 2 – Long Crendon Parish Council Comments 18.02.2020

The Parish Council at the Planning Committee meeting held on 17th February 2020 continues to have STRONG OBJECTIONS to this retrospective Planning Application and will attend if it is called to an AVDC Committee.

The only revision in the latest version of this application since it was last considered on 20th January 2020 is the submission of 2 diagrams showing a rendered wall finish "in a shade of white".

The original application to substantially enlarge the original modest bungalow under planning reference 18/02325/APP was objected to at the time – see the Parish Council Comments on the case file.

There were many grounds for the PC objection.

A subsequent planning appeal by the applicant was dismissed by the Inspector who supported the conclusions of the LPA.

A notice of intent to demolish the bungalow was submitted to AVDC Building Control around the same time as the Appeal was in progress.

A subsequent application for a Certificate of Lawful Development was submitted to the LPA proposing a development to be carried out under permitted development rights. This certificate was issued (as it appeared to comply with the technical requirements of PD) with conditions including use of similar materials (e.g. matching facing bricks and materials appropriate etc). Whilst the original bungalow had elements of render wall finishing the overall appearance was of a brick faced building, particularly on the gables facing neighbouring homes. See AVDC case files for your own details.

What has been built on the site in the meantime appears to significantly exceed what was expected under permitted development. Parish Councillors are disappointed at the result - unsatisfactory rendered grey finished walls replacing the original facing bricks, the black tiled roof slates replacing the brown/reddish tiles , the use of grey window frames etc. It appears that some openings may have been made bigger and that heights of the new extensions are not as designated under the permitted development. The amended bungalow sticks out significantly against all it's neighbours as the materials used are in conflict with the expected brick and tiles of neighbouring homes. It does not sit well as a neighbour to the Conservation Area. (whilst accepting it is not actually part of the Conservation Area)

The Parish Council continues to register a STRONG OBJECTION and would ask the LPA to reject this retrospective application and instruct the applicant to return the property to the original finishes, roof sizes etc as articulated under the permitted development scheme.

The Parish Council is of the opinion that the applicant has been and continues to be disingenuous in their dealings with the Parish Council, neighbours and the Local Planning Authority and have acted in an unfriendly and un-neighbourly way.

The retrospective planning application contains most of the same material planning concerns and issues that were raised by the Parish Council and others in the initial planning application that was comprehensively rejected.

We request that the LPA do NOT APPROVE this retrospective application and accidentally set an undesired precedent for other future applications in the Parish of Long Crendon .