

PLANNING COMMITTEE – 26 April 2018

REPORT OF THE OFFICERS

Background papers, if any, will be specified at the end of each item.

AGENDA ITEM No. 5

5 DEFERRED APPLICATIONS

5.1 CH/2017/1824/FA (Case Officer: Emma Showan)

DEMOLITION OF EXISTING HOUSE AND ERECTION OF THREE 5 BEDROOM HOUSES, SERVED BY EXISTING ACCESS

Rowanlinden, 70 Long Park, Chesham Bois, Buckinghamshire, HP6 5LF

MATTER FOR CONSIDERATION

5.2 Members will be aware that this planning application was heard by the Planning Committee at the meeting of 22nd February 2018. The original Case Officer's report is attached at *Appendix FP.01*.

5.3 The application was deferred to allow the applicant to submit amended plans in order to overcome Members' concerns in regards to the impact of the proposal on the character of the area and also the impact of the proposal on the amenities of the neighboring property, No. 66 Long Park.

5.4 These details have now been submitted. Officers consider this to be acceptable and the report sets out this reasoning in more detail.

PARISH COUNCIL

5.5 The amended plans do not address our previous objections. The siting of the three plots are still too close together and result in a cramped form of development which is not in keeping with the surrounding area. The proposals would result in overdevelopment and would erode the local character.

5.6 A major concern is the increase in traffic along the existing narrow access route and the resultant danger to road safety and walkers using the adjacent footpaths. As you are aware The Highway Authority also have concerns regarding the suitability of the private section of Long Park, as the access is of an inadequate width to serve additional vehicle movements and the visibility from the fork of the private road onto the main part of the private road is substandard.

REPRESENTATIONS

5.7 Seven letters of objection have been received which have been summarised as follows:

- Neither the content or the tone of the discussion at the Committee meeting was fully reflected in the minutes
- It seemed to onlookers that sever Councillors expressed important reservations which were wider than the narrow conclusion put forward by the Chair
- It appears that the developer is shoe-horning three houses into a portion of the plot which is inappropriate
- Houses are out of keeping with the local environment in terms of scale and proximity to one another

- Not in-keeping with the Established Residential Area of Special Character
- Poor access with no passing places and a junction with poor visibility
- Refuse/recycling service is problematic for existing properties
- No revised tree report
- Detrimental effect on the cost of the upkeep of the road
- Access for emergency vehicles will be difficult
- Additional vehicle movement will infringe on neighbouring property
- Need for affordable housing not 5 bedroom homes
- Overdevelopment
- No regard for local community

CONSULTATIONS

5.8 Buckinghamshire County Highways Authority: No additional comments made.

Building Control Officer: No comment.

District Tree and Landscape Officer: No additional comments made.

EVALUATION

5.9 **Principle of development**

No objections were previously raised in regards to the principle of development on the site.

Design/character and appearance

5.10 The amended plans have re-sited the three proposed dwellings further forward within the site so that the dwelling on Plot 1 would now sit in a comparable position to No. 66 Long Park. The front elevation of Plot 1 would be set slightly further to the rear of the front projection at No. 66 and the rear elevation would extend beyond the rear wall at No. 66 by 2 metres. The two dwellings on Plots 2 and 3 would be set stepped back from Plot 1, following the shape of the site. It is considered that this amended siting would integrate with the existing building line along this part of Long Park. Adequate spacing in accordance with the provisions of Local Plan Policy H11 would be retained between the proposed dwellings and the plot shapes and sizes too are considered to integrate with the other properties in the vicinity. The design of the dwellings has been amended to comprise integrated garage parking and the separate garage parking has been removed from the proposal. The removal of this front garaging has opened up the site and reduced the number of buildings on site which is of benefit. No objections were previously raised in regards to the appearance of the proposed dwellings and no new objections are raised now.

Neighbouring amenity

5.11 No objections were previously raised in regards to loss of neighbouring amenity. It remains that the first floor windows in the flank elevations will be obscure glazed while the amended siting of Plot 1 in relation to No. 66 is such that the proposal would have an improved impact on this neighbour, compared with the initial scheme. The dwelling on Plot 1 would now be better aligned to No. 66 and would remain set off the boundary, helping the proposal to appear less overbearing. In addition, the re-siting of the three dwellings further forward within the site has increased the spacing between these dwellings and the neighbours to the rear at The Grove, reducing the risk of intrusion further. Adequate gardens have been retained for future occupiers and there remains space within the site for bin storage.

Parking/highway implications

5.12 No objections were previously raised in regards to the proposed parking and access arrangements. It remains that adequate parking will be provided for on site. Meanwhile, in

regards to the proposed access, it was considered that as the access from the private section of Long Park to the main section of Long Park already serves more than three dwellings, the erection of an additional two properties would not lead to an intensification of the site to such an extent that there would be an adverse impact on the highway.

Trees

- 5.13 The District Tree and Landscape Officer has been re-consulted but no additional comments have been made.

Conclusion

- 5.14 Overall it is considered that the amended plans overcome the previous concerns raised by the Members in regards to the design and siting of the proposed dwellings.

Recommendation

Grant planning permission subject to the following conditions:

1. C108A - General Time Limit

2. Before any construction work commences on the site, details of the materials to be used for the external construction of the development hereby permitted, including the facing materials, roofing materials and surface materials for the paths and parking areas, shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in the approved materials.

Reason: To ensure that the external appearance of the development is not detrimental to the character of the locality, in accordance with policies GC1 and H3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and policy CS20 of the Core Strategy for Chiltern District (Adopted November 2011).

3. Prior to the commencement of any construction works on site, detailed plans, including cross sections as appropriate, showing the existing ground levels and the proposed slab and finished floor levels of the residential units hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed datum point normally located outside the application site. Thereafter the development shall not be constructed other than as approved in relation to the fixed datum point.

Reason: To protect, as far as is possible, the character of the locality and the residential amenities of neighbouring properties, in accordance with policies GC1, GC3 and H3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and policy CS20 of the Core Strategy for Chiltern District (Adopted November 2011).

4. Prior to the occupation of the development hereby permitted, the access onto Long Park shall be laid out in accordance with the approved plans and visibility splays shall be provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

Reason: in order to minimise danger, obstruction and inconvenience to users of the highway and of the development, and to provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the

access, in accordance with policies TR2 and TR3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and policies CS25 and CS26 of the Core Strategy for Chiltern District (Adopted November 2011).

5. The scheme for parking indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and those areas shall not thereafter be used for any other purpose.

Reason: To enable vehicles to park clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway, in accordance with policies TR2, TR3, TR11 and TR16 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and policies CS25 and CS26 of the Core Strategy for Chiltern District (Adopted November 2011).

6. Prior to the occupation of the development hereby permitted, full details of the proposed boundary treatments for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall then be erected/constructed prior to the occupation of the residential units hereby permitted.

Reason: To protect, as far as possible, the character of the locality and the amenities of neighbouring properties, in accordance with policies GC1, GC3 and H3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and policy CS20 of the Core Strategy for Chiltern District (Adopted November 2011).

7. Prior to the occupation of the development hereby permitted, full details of the proposed refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved bin storage shall be provided in accordance with the approved plans.

Reason: To ensure that adequate bin stores are provided, in accordance with Policy GC3 of The Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 and November 2011.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order, with or without modification), no roof lights, windows/dormer windows other than those expressly authorised by this permission, shall be inserted or constructed at any time in the flank elevations of the properties hereby approved.

Reason: To protect the amenities and privacy of the adjoining properties, in accordance with policy GC3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011.

9. This permission is granted on condition that none of the trees or hedges on the site (other than those specified to be removed on the plans hereby approved), shall be felled, topped, lopped or uprooted without the prior approval in writing of the Local Planning Authority for a period of five years from the date of implementation of this permission. Furthermore, the existing soil levels around the boles of the trees so retained shall not be altered.

Reason: In order to maintain, as far as possible, the character of the locality.

10. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping at a scale of not less than 1:500 which

shall include indications of all existing trees and hedgerows on the land, with details of those to be retained, and those to be felled being clearly specified.

Reason: In order to maintain, as far as possible, the character of the locality.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In order to maintain, as far as possible, the character of the locality.

12. The flank windows on the proposed dwellings will remain obscurely glazed in accordance with the approved plans.

Reason: To protect the amenities and privacy of the adjoining properties, in accordance with policy GC3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011.

13. APO1 - Approved plans

Background papers: None

5.15 CH/2017/2015/RC (Case Officer: Margaret Smith)

PROPOSED ALTERATIONS TO PROVIDE ADDITIONAL CAR PARKING INCLUDING ADAPTATION OF EXISTING HIGHWAY VEHICULAR ENTRANCE, FORMATION OF NEW VEHICULAR EXIT AND ASSOCIATED WORKS

Chiltern District Council, King George V House, King George V Road, Amersham, HP6 5AW

MATTER FOR CONSIDERATION

5.16 Members will be aware that this planning application was heard by the Planning Committee at the meeting of 11th January 2018. The original Case Officer's report is attached at *Appendix FP.02*.

5.17 The application was deferred to allow the applicant to submit more details, specifically clarification that the disabled spaces can be adequately accessed without affecting the proposed layout, that the gap between space No. 8 and the "re-marked" bay is sufficient for vehicles to safely pass/manoeuvre, and where lost trees and planters would be replaced and that once those details are received, the application should be brought back to the Planning Committee.

5.18 These details have now been submitted. Officers consider this to be acceptable and the report sets out this reasoning in more detail.

EVALUATION

5.19 The applicant has now provided further information. Following the deferral by Members, two additional plans have been received that seek to address the concerns raised. The distance between the disabled parking spaces and the parking spaces to the north has been clarified as measuring 6 metres, to enable vehicles to manoeuvre into the spaces and an additional gap of 1.2 metres is proposed between the proposed disabled spaces, which is the distance stipulated in the Parking and Manoeuvring Standards set out in the Transport chapter of the adopted Local Plan to enable disabled drivers and/or passengers to satisfactorily enter and