

Great Missenden

PL/18/3029/FA

Ward: Great Missenden

Page No: 2

Proposal: Demolish existing rear extension. Erection of three storey rear extension and dormer to front roofslope

Recommendation: Defer - minded to approve subject to the receipt of satisfactory amended plans

36 Church Street, Great Missenden, Buckinghamshire, HP16 0AZ

Chalfont St Peter

PL/18/3538/FA

Ward: Chalfont Common

Page No: 8

Proposal: Part two/part single storey front/side, first floor front extensions, conversion of garage into habitable space, small raised area to rear.

Recommendation: Conditional Permission

3 Mark Drive, Chalfont St Peter, Gerrards Cross, Buckinghamshire, SL9 0PP

Chalfont St Peter

PL/18/3563/FA

Ward: Austenwood

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Proposal: Redevelopment of site with 2 detached dwellings with associated access, parking and landscaping following demolition of existing buildings (Option 2).

Recommendation: Conditional Permission

Stable Farm, Amersham Road, Chalfont St Peter, Buckinghamshire, SL9 0PX

Chalfont St Peter

PL/18/3577/FA

Ward: Austenwood

Page No: 26

Proposal: Redevelopment of site with 2 detached dwellings, with associated access, parking and landscaping following demolition of existing dwelling and surrounding equestrian buildings (Option 1).

Recommendation: Conditional Permission

Stable Farm, Amersham Road, Chalfont St Peter, Buckinghamshire, SL9 0PX

Amersham

PL/18/4084/FA

Ward: Amersham On The Hill

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Proposal: Single storey rear, first floor side extensions, conversion of garage into habitable space and loft conversion incorporating rear dormer.

Recommendation: Conditional Permission

51 Highfield Close, Amersham, Buckinghamshire, HP6 6HQ

The site accommodates a mid-terraced brick dwelling in an irregular shaped plot located on the southern side of Church Street. The dwelling forms part of a conservation area characterised by fine grain brick dwellings with similar front elevations and varying rear elevations.

THE APPLICATION

The application seeks planning permission for the demolition of the existing two storey rear extension and the erection of a replacement three storey rear extension, single storey rear extension, loft extension to rear, new front dormer and the insertion of three rooflights.

The ground floor component measures 4.3m in depth and 3.7m in width. Of this, the single storey component comprises a glazed mono-pitched roof with a width of 0.7m and maximum height of 2.7m. The glazing is flanked by a parapet wall along the boundary to a height of 2.5m.

The first floor extension measures 4.3m in depth and 2.4m in width, with an eaves height to 4.45m and hipped roof ridge height to 5.65m.

The loft extension measures 2.7m x 3.7m, presenting as a half hipped roof to the rear elevation, with eaves to 5.6m and ridge to 7.1m to match existing. The front dormer measures 1.3m in width and 2m in height, projecting a maximum of 1m from the roofslope, the ridge matches the existing.

Officer note: Amended plans and a Design and Access Statement have been received in order to better integrate the proposals with the character and appearance of the area.

RELEVANT PLANNING HISTORY

None relevant.

PARISH COUNCIL

In respect of the originally submitted plans, the Parish Council approved the application but made the following comments:-

- The front dormer window should be the same size and position as the adjoining property, no. 40, as to be in keeping with the surroundings.
- On the rear plans - the side view glazing should be obscure/frosted glass and the windows be fixed, to respect the privacy of the adjoining property.

Officer note: At the time of drafting the report no comments have been received to the amended plans.

REPRESENTATIONS

Two objections were received from the occupiers of No's 34 and 36 Church Street to the original plans. Their summarised comments are as follows:

- Loss of privacy
- Extension/boundary will have overbearing impact over no.34 house and garden
- Glazing will impact on privacy to no.34 and appear intrusive and overlooking
- Front dormer will impact on privacy of no.36 by looking directly into bedrooms
- Loss of light
- Rear boundary wall will create lack of light to no.34 windows
- The timber glazing creates a sense of overshadowing to no.34
- Extension will cause loss of light
- Light pollution from glazing
- Gable element out of keeping and overbearing
- Raised ridge height is against policy
- Proposal out of scale and domineering

To date, no further comments have been received in respect of the amended plans

CONSULTATIONS

Historic Building Officer comments are repeated as follows: -

"Setting, significance, character and appearance.

The town is disposed about the High Street with Church Street as spur to the east. Both streets are narrow, winding and intimate in scale and a strong feeling of enclosed is enhanced by a number of glimpses of open country through gaps in street frontages. The transition from country to town is immediate, particularly and the north and south approaches to the High Street. To the south, is Missenden Abbey and the fine expanse of Abbey park with its many trees.

The buildings which are mostly shops with dwellings to the north and south end are diverse in style with Georgian and early Victorian cottages predominant. The materials used are substantially Chesham Red Bricks with some cement rendering and half-timbering. Brick and flint is also found, particularly on the number of fine walls. Roofs are almost all pitched with brown clay tiles or slate. Most of the buildings are in good condition and are well maintained.

Impact to heritage assets.

The proposed demolition of the existing two storey flat roofed rear extension is considered acceptable as this element is not considered in character with the host dwelling and the neighbouring properties.

The new front dormer is considered acceptable so long as it is located in the middle third of the roof. However, the width of the dormer should be reduced if not to be smaller than the window below at least no wider in order to demonstrate a clear hierarchy in window dimensions as they move up from ground level.

The proposed three storey rear extension is in principle acceptable given the variety of styles and depths of rear building lines to the rear of the neighbouring properties. However, the fenestration could be reduced particularly on the second element from three casements to two allowing a more balanced ratio of walling to fenestration. Given the expanse of fenestration to the garden elevation on both new levels which would allow ample light, the rooflights to these floors are considered excessive and should be omitted as they are considered to give the new roofs a cluttered appearance.

Given the diversity of building types the proposal is acceptable in principle subject to above modifications being made."

Officer note: The recommended removal of the ground floor rear rooflights is considered unreasonable as they have no detrimental impact to the character of the locality and are not prominent in the overall design. The dormer reduction is considered questionable, as the dormer as proposed, would create a pair of uniform dormers with the neighbouring no.36's dormer, and any reduction may create a sense of unbalance within the roofscape. It is noted this was questioned, with comments to be reported verbally at Committee.

POLICIES

National Planning Policy Framework 2018

Core Strategy for Chiltern District - Adopted November 2011: Policies CS4 CS20 CS22

The Chiltern Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 & November 2011: Saved Policies GC1 GC3 LSQ1 H13 H14 H15 H16 H17 H18 LB2 CA1 CA2 Residential extension and householder development Supplementary Planning Document (SPD) - September 2013

Sustainable Construction and Renewable Energy SPD - Adopted 25 February 2015

Chilterns Building Design Guide

EVALUATION

Principle of development

1. The application site is located within an Established Residential Area of Special Character (ERASC) in Great Missenden wherein residential extensions are acceptable in principle subject to complying with the relevant Local Plan Policies, notably Local Plan Policy GC1(h) which ensures the detailing of building work is acceptable in relation to the ERASC. The site is also located within the Great Missenden Conservation Area where proposals should preserve or enhance the character or appearance of the Conservation Area as well as views within and looking into, with regard to siting, established pattern of development, density, scale, bulk, height, design and external appearance. This site is also adjacent to a Grade II Listed Building, where proposals should not adversely affect the setting of the Listed Building. The site lies within the Chilterns Area of Outstanding Natural Beauty (AONB) where proposals should conserve, and where considered practical, enhance the special landscape quality and high scenic character of the AONB.

Design/character & appearance

2. The application site relates to a mid-terraced brick dwelling located within the Great Missenden Conservation Area. The dwelling is narrow and is flanked by dwellings which both extend notably rearward of the existing rear elevation. The proposal, as amended, includes a three storey rear extension which includes a loft extension with front dormer. The proposal in its amended format would maintain the existing ridge level as existing, whereas the original scheme raised the ridge height. The proposed roof form, comprising a hipped roof and half-hipped roof over the loft extension, is considered to satisfactorily integrate with the character of the area.

3. The proposed rear elevation satisfactorily integrates with, and adds to, the varied built form and character of the locality, without dominating the wider terrace. The proposed fenestration has been requested to be further amended to be reduced in size in order to balance the ratio, however reduction is considered unnecessary, as the proposed dormer would create a pair of uniform dormers with the neighbouring no.36's dormer, and any reduction may create a sense of unbalance within the roofscape.

4. The front dormer is considered to be a proportionate and subservient addition to the roofslope that mirrors the neighbouring front dormer situated in the front roof slope of the neighbouring dwelling at No.38. It is noted the dormer has been requested to be further reduced in size in order to demonstrate a clear hierarchy of windows for the dwelling.

5. The objections received relating to the proposal being out of character are considered to be addressed via the amended plans, by way of the roof form and fenestration detail integrating sympathetically with the character of the surrounding area.

6. The fenestration alterations as requested by the Historic Buildings Officer include reduction in dormer size, reduction in first floor rear fenestration, and omission of ground floor rear rooflights. The omission of the rooflights is considered unreasonable as they are not prominent and would have no detrimental impact on the character of the locality and therefore is not necessary to secure the approval of this application. The reduction in the dormer size is also not considered pertinent to the recommended approval of the application, as the dormer as proposed, creates a pair of uniform dormers with the existing dormer at no.36, and any reduction in size may unbalance this effect. However, the reduction of the first floor rear fenestration is welcome as it would be better integrate with the traditional character of the locality.

7. In conclusion, the proposal is considered to comply with policies GC1, H13, H15, H16,H18 and LSQ1 and would not have any detrimental impact on the character or appearance of the locality. This is subject to receiving small alterations relating to fenestration in accordance with paragraph 6 above.

Residential amenity

8. The proposed rear extension would align with the rear of No.38 and would project 1m beyond the rear of No.34. As such, the extension would not appear visually intrusive to the occupiers of neighbouring properties.

9. The parapet wall adjoining No.34 is 2.5m high and 1m long as amended, and is considered to have overcome previous concerns regarding No.34's amenity. The parapet wall does not breach the sight line, is comparable to the eaves height of No.34. Furthermore, given the rear of the property faces south, it is not considered there would be any adverse loss of light to No.34. In addition, the first floor is setback from the boundary of No.34 which would alleviate a sense of overbearing on the boundary.

10. Concerns were raised with regard to do with the side (timber??) glazing facing No.34, this has however been removed as part of the amended plans and is therefore considered to address the issue. Furthermore a condition can be imposed to restrict the glazing on this flank, to ensure privacy and amenity is maintained. In conclusion, the scheme is therefore considered to comply with policies GC3, H13 and H14 relating to residential amenity and would not have any significant adverse effect on the amenity or privacy of adjacent occupiers that could justify a refusal of planning permission.

Parking/Highway implications

11. The property does not currently benefit from any off street parking. The extended dwelling would remain under 120sqm in floor area and therefore there is no additional need for any parking, in accordance with Council's Local Plan Policy TR16.

Impact on Conservation Area and setting of Listed Buildings

12. The Historic Buildings Officer as outlined in the paragraphs above considers the amended proposals to be acceptable, subject to suggested alterations to fenestration details. The scheme is therefore considered to accord with Development Plan policies CA1 and CA2 and guidance contained in the NPPF relating to designated heritage aspects, in this instance, being the Conservation Area.

Flooding

13. The Council's mapping system indicates the location is within Flood Zone 2 and 3. However when searching Environment Agency the site does not fall within either of the Flood Zones (but is close to them) which is considered to be the most up to date information. Therefore, this consideration is considered not to be a material planning consideration.

Conclusions

14. The application as amended, has been assessed against the Development Plan and the NPPF and is considered to be acceptable, subject to the receipt of the requested fenestration alterations (refer to paragraph 15 below), and the imposition of conditions.

15. The fenestration alterations as requested by the Historic Buildings Officer include reduction in dormer size, reduction in first floor rear fenestration, and omission of ground floor rear rooflights. As stated in paragraph 6, the only necessary alteration is considered to be the reduction of the first floor rear fenestration. The dormer and rooflight changes are not considered essential in securing the approval of this application. The requested alterations were not received from the agent by the due date of this report due to the festive period, and will be reported verbally to the Committee.

Working with the applicant

16. In accordance with section 4 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal.

17. Chiltern District Council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service,
- 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, Chiltern District Council has proactively sought amendments in order to better integrate the proposal with the character of the area.

Human Rights

18. The following recommendation is made having regard to the above and also to the content of the Human Rights Act 1998.

RECOMMENDATION: Defer - minded to approve subject to the receipt of satisfactory amended plans Subject to the following conditions:-

1 C108A General Time Limit

2 C431 Materials to Match Existing Dev

3 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 windows/dormer windows other than those expressly authorised by this permission, or as subsequently agreed in writing by the local planning authority, shall be inserted or constructed at any time at first floor level or above in the western elevation of the extension hereby permitted.

Reason: To protect the amenities and privacy of the adjoining property.

4 AP01 Approved Plans

INFORMATIVES

1 INFORMATIVE - The applicant is advised that some kinds of work carried out to a property may be covered by the Party Wall etc. Act 1996, which is a separate piece of legislation from planning permission and building regulations approval.

2 INFORMATIVE - The proposed works involve works to the loft and demolition within a conservation area. The applicant is reminded that all species of bat and their roosts are protected under The Conservation of Habitats and Species Regulations 2017 which make it a criminal offence to undertake activities that may kill, injure or disturb an individual or damage or destroy a breeding site or resting place of that individual.

3 INFORMATIVE - The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Local Highway Authority. Please contact the Divisional Surveyor, Bucks County Council, 27, Windsor End, Beaconsfield HP9 2JL (Tel. No. Beaconsfield (01494) 586600) for further information.

PL/18/3538/FA

Case Officer: Carrie Chan
Date Received: 26.09.2018 Decide by Date: 11.01.2019
Parish: Chalfont St Peter Ward: Chalfont Common
App Type: Full Application
Proposal: Part two/part single storey front/side, first floor front extensions, conversion of garage into habitable space, small raised area to rear.
Location: 3 Mark Drive
Chalfont St Peter
Gerrards Cross
Buckinghamshire
SL9 0PP
Applicant: Mr & Mrs P Mailey

SITE CONSTRAINTS

Article 4 Direction
Adjacent to Unclassified Road
Biodiversity Opportunity Areas
Mineral Consultation Area
North South Line
On/within 250m rubbish tip
Townscape Character

CALL IN

Councillor L Smith has requested that this application is referred to the Planning Committee, if the Officer's recommendation is to approve.

SITE LOCATION

The application property is a two storey detached dwelling characterised by a large sloping roof to the front and benefits from off road parking to the front driveway and garage. The dwelling is situated on Mark Drive, a residential cul-de-sac in Chalfont St Peter and has the benefit of a 30m+ long rear garden.

Officer note: CDC holds no records in relation to the removal of any Permitted Development Rights.

THE APPLICATION

This application proposes the erection of a part two storey, part single storey front/side extension, first floor front extension over existing garage, conversion of garage into habitable accommodation, a raised area to the rear and the widening of existing driveway.

The ground floor element of the part two storey, part single storey front/side extension would measure 4m in width, 4.5m in depth at a height of 3.8m. The first floor element of the part two storey, part single storey front/side extension would measure 3.7 m in width, 3.2m in depth and a height of 4m with a hipped back roof style. The overall height of the extension would be 7.5m at the front and 8m at the rear due to a change of level.

The first floor front extension above the existing garage would measure 3.3 m in width, 5m in depth and 2.2m in height (from existing pitch to proposed pitch). The extension proposed to have a matching hipped back roof style as the proposed part single part two storey extension.

The existing driveway would be widened to provide parking spaces for three vehicles.

It is proposed to convert the existing single integral garage to form a study and utility.

Officer note:

Amended plans received following initial consultation and site visit. The amended plans (received on 19/11/2018) show a reduction in the width of the ground floor element and a reduction in the depth of the first floor element. Both gable end roofs have been amended to hipped roof. Revised scheme re-consulted for a further 14 days on 20/11/2018.

RELEVANT PLANNING HISTORY

CH/1979/1696/FA - First floor forward ext. to form bedroom over garage. Conditional Permission.

PARISH COUNCIL

Initial consultation: Object. Dominating in the street scene giving the impression of a terrace. Out of keeping and over bearing on neighbours. Too close to neighbouring properties. Overlooking neighbours. Parking shown not feasible particularly with very narrow road. (Received on 01/11/2018.)

Amended plans: Object. Dominating the street scene giving the impression of a terrace. Out of keeping and overbearing on neighbours. Too close and overlooks neighbours. Parking not feasible in a narrow road. Amendments minimal. (Received on 04/12/2018.)

REPRESENTATIONS

A total of 10 letters of objection received from 9 different households (6 during initial consultation period and a further 4 following re-consultation), main points summarised below:

- Out of character and dominate the street scene
- Disruption on a narrow road
- Over development
- Front garden parking is out of character
- Steeply sloping site
- Impact on adjacent properties
- Potential noise and nuisance from rear patio area
- Accuracy of boundary
- Uncharacteristic terracing effect
- Access to land not within the ownership of applicant
- Excessively large
- Safety concern
- Daylight / Right to Light
- Amended plans: minor cosmetic changes
- Breaches Building Research Establishment guidelines
- Still extending beyond 2 Mark Drive, covering side windows
- Failed to reflect neighbours comments.

CONSULTATIONS

Environmental Health:

Initial consultation: no comments (received 19/10/2018.)

Amended plans: The site is within 100m of a former landfill site (Land North of Water Hall, first input 31/12/1978, last input 31/12/1982, inert, commercial, household). Due to the proximity of the area of landfill, it may be considered prudent to construct the extension with an impermeable gas membrane and/or a ventilated sub-floor void. No further comments to make on behalf of the Strategic Environment Team.

Officer note: BCC Highways have been consulted verbally and have raised no objection provided they are consulted prior to any changes to the footpath/kerb.

POLICIES

National Planning Policy Framework.

Core Strategy for Chiltern District - Adopted November 2011: Policies CS4 and CS20.

The Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 & November 2011: Saved Policies GC1, GC3, H11, H13, H14, H15, H16, H17, H18, TR11 and TR16.

Residential Extension and Householder Development Supplementary Planning Document (SPD) - Adopted 10 September 2013.

Sustainable Construction and Renewable Energy SPD - Adopted 25 February 2015.

The Chalfont St Peter Neighbourhood Plan: 2013 - 2028: Policies H6 and H7.

EVALUATION

Principle of development

1. The site is located within the built up area of Chalfont St Peter where residential development is acceptable subject to compliance with the relevant policies of the Local Plan.

2. In addition, Chalfont St Peter Neighbourhood Plan, Policies H6 and H7 state that extensions and alterations to dwellings should reinforce positive characteristics of its specific Character Area (being Hill Rise Residential Area, Area 7) and extensions to existing residential properties should maintain or enhance the design, character and quality of the building. Designing extensions and alterations should be sympathetic to the scale and character of the existing dwelling.

Design/character & appearance

3. Local Plan Policy H17 emphasises that a single storey extension to a dwelling can be built up to the side boundary of a property except in areas characterised by spacious layouts where relatively large distances are important elements in the street scene and that Local Plan Policy H11 states that there should be a minimum distance of 1m between the flank elevation(s) at or above first-floor level of a proposed dwelling and the boundary of the dwelling's curtilage. In this case, the ground floor element of the part two part single storey front/side extension would be located on the south eastern corner of the host dwelling. Although it would project closer to the shared boundary than the existing flank elevation, it would be modest in width, set 0.6m away from the shared boundary with No.2. The first floor element proposed to sit above would be constructed in-line with the existing flank elevation and is set in from the proposed ground floor element, which is considered to satisfactorily integrates with the existing dwelling and result in a proportioned dwelling. Recessing the first floor ensures the first floor remains subservient and helps maintain the spaces between the dwellings of at least 1m, maintaining the character of the street scene thus complying with Policy H11 and H16. The combined works will create one substantial extension to the dwelling that wraps around the north east and south east elevations. The proposed extension integrates satisfactorily with the existing dwelling and is an acceptable design. Although the width of the dwelling would increase, sufficient gaps are left at first floor to both side boundaries as to prevent a cramped appearance.

4. The extension above the existing garage (to be converted) is a modest addition that satisfactorily integrates with the dwelling. It would be constructed in line with the existing flank elevation, projecting no closer to the shared boundary with No.4, maintaining the existing 2m gap. The first floor extension along with the conversion of the garage is not considered to pose any major impacts on the character or appearance of the area. The roof alterations to accommodate the two extensions are considered to be relatively minor alterations to the host dwellinghouse and considered to have little overall impact upon the character of either the existing dwellinghouse or locality in general.

5. Given the scale and siting of the proposed extensions it is considered there would be a satisfactory level of openness between the host dwellinghouse and surrounding neighbouring dwellinghouses. Clearly, the extensions would result in the host dwelling appearing more prominent within the wider street scene of Mark Drive. However, given the design and scale of other dwellinghouses within the vicinity, the resultant dwellinghouse would not appear any more dominant than any other dwellinghouses along Mark Drive. To this end, it is noted that other houses on Mark Drive have had front and side extensions, some up to the shared boundary.

6. This application also proposes to erect a small raised area to the rear. This is not considered to appear out of keeping with the character of the site itself and is considered acceptable.

7. All materials will be as specified and to match existing. Materials were given great consideration and chosen to harmonise with the existing dwellings in the near vicinity.

Residential amenity

8. With respect to the impact of the proposals upon the amenity for the occupants of No.2 Mark Drive sited to the south of the host dwellinghouse, whilst there is no doubt the extension would result in greater built form and bulk to the host dwellinghouse, and therefore would appear more dominant to the occupiers of No.2 than at present, the resultant built form is not considered to be so substantial as to give rise to concerns of any over dominance or overshadowing. Furthermore, the ground floor element would be sited approx. 0.6m away from the shared boundary and first floor element would be sited over 1m away from the boundary.

9. Comments received from neighbouring properties in relation to the front/side extension being too close to the boundary and too over-bearing are noted. There is currently one first floor flank window and one ground floor flank window at No.2 Mark Drive which face northwards and as a result of the proposals would look out onto the part two part single storey front/ side extension, result in some loss of light. However, following two separate site visits, it was confirmed that both flank windows of No.2 Mark Drive are secondary windows serving the living room and bedroom and that the main windows are located to the front and rear of the room (east and west facing). As such, it is considered that light would still penetrate through the main windows and furthermore, given the separation distances between the resultant extended dwellinghouse and the mutual boundary to No.2 itself, it would be unreasonable to justify that any loss of light would be so detrimental as to warrant a refusal for the proposal.

10. To further test the potential loss of light, a 45 degree line was drawn from the mid-point of the closest ground floor front facing window of No. 2 towards the proposed extension. The line was not intersected by any part of the proposed extension. Therefore the proposed extension would not result in any breach of the 45 degree light angle rule in respect of any primary windows serving habitable rooms within No.2, such that no impacts upon light received for the occupants of No.2 is envisaged.

11. In regards to any potential loss of privacy concerns as a result of both front/side extension and first floor extension above garage, there are no windows shown within the flank elevations or within the roof slopes, therefore no concerns are anticipated. Given the position of adjoining neighbouring dwellinghouses, it would

be reasonable to impose a planning condition in the event that planning permission was forthcoming, which prevented the insertion of any additional first floor or above windows within the flank elevations to ensure privacy was maintained.

12. With regards to the raised platform, any outlook gained would predominantly be over the rear private amenity space of the host dwellinghouse itself and any outlook provision gained for the amenity spaces of respective neighbouring dwellinghouses would not be too dissimilar to the existing outlook provision for host dwellinghouse itself and would not be uncommon or unexpected within a built-up residential area. Given their nature, it is not considered that raised platform or extensions would give rise to any potential adverse impacts on neighbouring amenity for the occupants of either neighbouring dwellinghouses either side.

13. Consequently, for the reasons above and having regard to their siting, form, height and scale, it is considered that the proposals would not adversely affect the residential amenities of any neighbouring properties in terms of any significant over dominance, obtrusiveness, loss of light or overlooking and that the proposals would not unduly affect the visual outlook of any neighbouring properties. The proposals are therefore considered to be acceptable.

Parking/Highway implications

14. The existing property has driveway parking to the front and an integral garage. The proposed conversion of the existing garage would reduce the number of parking spaces by one and the increase in floor space would require the provision of three car parking space in line with Development Plan Policy TR16. The Applicant has proposed to widen the existing driveway to accommodate a total of three off-road parking spaces.

15. In terms of the proposed garage conversion, Section 55 of the Town and Country Planning Act 1990, which defines 'development', the carrying out of maintenance, improvement or other alteration of any building which (i) affects only the interior of the building, or (ii) does not materially affect the external appearance of the building, does not constitute 'development' and does not require planning permission. In this case, the conversion of the garage into habitable accommodation and all associated works are not considered to change the appearance of the building such that it would materially alter the building's appearance. Therefore in respect of part (ii) of Section 55 of the above Act, in this instance it is considered that the conversion of the garage into habitable accommodation and the associated alterations to fenestration do not constitute development and do therefore not require planning permission, either by deemed consent or by express permission.

Officer note: The host dwelling benefits from Permitted Development Rights and according to Class F of Schedule 2 Part 1, development is permitted by Class F provided the proposed hard surface (driveway) is incidental to the enjoyment of the dwellinghouse.

16. Following discussion with a member of the Bucks County Highways Team, based on the submitted information, it is unlikely that they would raise objection to the widening of the existing dropped kerb. An informative will be added to remind the applicant that should planning permission be granted, it is necessary for them to contact Bucks County Highways prior to any alterations of the kerb. As such, no objection is raised in regard to the Council's parking policy.

Conclusions

17. Although the dwelling will be considerably altered in size, the extensions are considered to satisfactorily integrate with the existing vernacular and remain in-keeping and respectful of the original dwelling. The dwelling would not extend to the full width of the plot and there remains a sizable garden to the rear preventing an overdeveloped appearance. The proposed extensions will therefore not appear as prominent or

unduly disproportionate and the dwelling would remain commensurate to the existing street scene as this is already highly varied.

Working with the applicant

18. In accordance with Section 4 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal.

Chiltern District Council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service,
- 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, Chiltern District Council has considered the initial details submitted were unacceptable and amendment was sought.

Human Rights

19. The following recommendation is made having regard to the above and also to the content of the Human Rights Act 1998.

RECOMMENDATION: Conditional Permission

Subject to the following conditions:-

1 C108A General Time Limit

2 C431 Materials to Match Existing Dev

3 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), windows, roof lights or dormers, other than those shown on the plans hereby approved, shall be inserted or constructed at any time at first floor level or above in in the flank elevations or roofslopes of the extensions hereby permitted without the prior written approval of the Local Planning Authority.

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.

4 The extensions hereby permitted shall not be occupied until the drive has been laid out and made available for parking in accordance with the submitted Dwg. No. LPS-1819-101 received by the Local Planning Authority on 19th Nov 2018. The drive shall thereafter be kept available for the parking of vehicles. The hardsurfacing to provide these spaces shall be of a permeable material, or alternatively provision shall be made to direct water run-off from the hardsurface to a porous or permeable area within the curtilage of the dwelling.

Reason: To ensure that adequate and satisfactory provision is made for the garaging/parking of vehicles clear of the highway.

5 AP01 Approved Plans

INFORMATIVES

1 INFORMATIVE: The applicant is reminded that the granting of this householder planning permission by the District Council (The Planning Authority) relates solely to the proposed extensions, conversion of garage into habitable space, small raised area to rear. It does not authorise the right to access land not within the ownership of the applicant. Please be advised that consent may be needed to access privately owned land/private right of way.

2 INFORMATIVE: The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact the Area Manager at the following address for information or apply online via Buckinghamshire County Council's website at <https://www.buckscc.gov.uk/services/transport-and-roads/licences-and-permits/applyfor-a-dropped-kerb/>

Transport for Buckinghamshire (Streetworks)
10th Floor,
New County Offices Walton Street,
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PL/18/3563/FA

Case Officer: Laura Rheiter
Date Received: 28.09.2018 Decide by Date: 14.01.2019
Parish: Chalfont St Peter Ward: Austenwood
App Type: Full Application
Proposal: Redevelopment of site with 2 detached dwellings with associated access, parking and landscaping following demolition of existing buildings (Option 2).
Location: Stable Farm
Amersham Road
Chalfont St Peter
Buckinghamshire
SL9 0PX
Applicant: Daniel Family Homes

SITE CONSTRAINTS

Article 4 Direction
Area Special Advertising Control
Archaeological site
Biodiversity Opportunity Areas
Critical Drainage Area
National Flood Zone 2
National Flood Zone 3
Within Green Belt other than GB4 GB5
Heathrow Safeguard (over 45m)
Mineral Consultation Area
North South Line
Denham Safeguard zone
Northolt Safeguard zone
Tree Preservation Order
Colne Valley Park R15

CALL IN

Councillor Wertheim has requested that the application be referred to the Planning Committee if the officer recommendation is for approval.

SITE LOCATION

This site is located on the eastern side of Amersham Road (A413), Chalfont St Peter. The application site is accessed via a side road off Amersham Road and is within open Green Belt. The site comprises a dwelling and redundant equestrian buildings. Gerrards Cross Golf Club lies to the east, the adjoining land consists of (former) paddocks and a manege.

THE APPLICATION

Planning permission is sought for the erection of two detached dwellings following the demolition of the existing dwelling and buildings. The dwellings would be single storey above ground, flat roofed with a basement underground and would have a maximum width of 18.5 metres, a maximum depth of 11.5 metres with a height of 3.5 metres (eaves height 3.0 metres) and an additional roof lantern with a height of 1m.

Access to the dwellings would be provided by creating a new gravel driveway using the existing access. One barn type garage structure with capacity for four cars and two surface parking spaces would be provided to the side of the dwellings. Landscaping would also be provided. The houses are orientated such that the front elevations face each other. When entering the site they would appear next to each other.

Amended plans have been submitted and tree T12 is now correctly shown to be removed as per the Tree Report.

This application is one of two different schemes submitted for the redevelopment of the site, Option 1 forming application PL/18/3577/FA.

RELEVANT PLANNING HISTORY

PL/18/3577/FA - under consideration - Redevelopment of site with 2 detached dwellings, with associated access, parking and landscaping following demolition of existing dwelling and surrounding equestrian buildings (Option 1).

CH/2016/0047/FA - conditional permission - Replacement dwelling.

CH/2013/0235/FAE - conditional permission - Replacement single storey dwelling (extension to time limit of planning permission CH/2010/0370/FAE).

CH/2010/0370/FAE - conditional permission - Replacement single storey dwelling (extension to time limit of planning permission CH/2005/1107/FA).

CH/2005/1107/FA - conditional permission - Replacement single storey dwelling.

CH/2003/2145/EU - granted - Application for certificate of lawfulness for an existing use relating to the occupation as a separate self-contained dwelling.

PARISH COUNCIL

Response received 1 November 2018. Object to inappropriate development in the green belt and flood plain. Unsuitable design for green belt. Believe floor area does not include garages and basements and their inclusion make this over development in green belt. If officers minded to approve would like to see condition that prevents further development of the site.

REPRESENTATIONS

None have been received at time of drafting the report.

CONSULTATIONS

Highways Authority

No objections subject to condition - The Highway Officer comments as follows: The application site is located along Amersham Road which is classified as the A413 and is subject to the national speed limit, due to Amersham Road being a dual carriageway this is 70mph. Access to the property is taken via a private road which leads to a golf club.

The existing access drive meets the public highway at the A413 to the south of the site. From a recent site visit the access has been constructed to the appropriate construction and has adequate visibility.

The redevelopment of this site would increase vehicles trips associated with the site. The existing dwelling and agricultural uses would likely generate minimal vehicle trips; the proposed development would generate

approximately 4-8 vehicle movements per dwelling. The Highway Authority does not consider this increase to be significantly detrimental in terms of its impact upon the existing highway network nor does it introduce unacceptable impacts relating to highway safety.

Within the limit of the site it is proposed for six parking spaces to serve the two new dwellings, The Local Planning Authority as the Parking Authority should make an informed decision on the quantum of parking required for this scale of development. The Highway Authority is satisfied that there is adequate turning and manoeuvring within the limits of the site.

Therefore taking the above into consideration the Highway Authority has no objections.

Ecology Officer

No objection subject to conditions - The Ecology Officer comments that she has reviewed the ecological assessment produced by All Ecology (August 2018) and overall is satisfied that the potential presence of protected species has been given due regard. The proposed development area on the whole largely comprises habitats of low ecological value. Safeguards are required to ensure off-site habitats such as the River Misbourne are protected during construction, along with enhancements to ensure a net gain in biodiversity is achieved.

The Ecology Officer therefore recommends that details of ecological enhancements such as native landscape planting, including species of known benefit to wildlife, and provision of artificial roost features, including bird and bat boxes shall be secured by condition. A Construction Environmental Management Plan is also required to protect species and habitats during the construction period, as well as a lighting design strategy to prevent disturbance to species. These have all been included as conditions attached to this application.

Tree Officer

No objection subject to conditions - The Tree Officer comments as follows: A revised Report on the impact on trees of proposals for development has now been submitted, which includes a tree survey and the correct tree protection proposals. The whole site is covered by Tree Preservation Order No 6 of 1951, which protects all the trees that were present when the Order was made in 1951. Much of the site is enclosed by trees with lines of Leyland cypresses about 15m in height (H3) along the western and northern boundaries of the site around the northern corner of the site. There are similar lines of Leyland cypresses (H16) around the southern corner of the site. The gap between these lines consists of hedgerows and old trees largely associated with the path of an old water course. There are two very large old London plane trees towards the front of the plot, which are over 30m in height and with diameters of about 2-3m. These are important veteran trees that appear to have been planted as part of the 18th century parkland landscape of Chalfont Park House. One of the trees has fire damage at the base but this does not seem to have had a significant effect on its health. There is an existing gravelled area in the front part of the site but the Proposed Site Plan seems to show a reduced area of hardstanding with a new edge to the access drive. Any work in this vicinity should be carried out with care to avoid root damage to the London plane trees.

Option 2 consists of two similar dwellings beside each other facing the entrance to the site. Option 2 also includes a "barn" garage for four cars.

The plans propose the removal of most of the trees in the south-eastern half of the site opening it up significantly. This includes the removal of the lines of Leyland cypresses (H16), which are too young to be protected by the Tree Preservation Order and the report states have now grown too large to be reduced to a manageable hedge. Most of the old hedgerow trees are also shown for removal. The three large sycamores T11-13 are all in poor condition with damage, poor structures and decline with old age. The beech T14 has a dead top and has a dangerous decay fungus at its base. The hawthorns are all small trees that have grown up

from the hedge. The plans show the retention of an ash T4 and the site plan shows the retention of sycamore T12 although the tree report shows it removed.

The tree report includes various precautionary procedures to avoid root damage during both the demolition and construction phases of the proposed project and these are considered to be appropriate.

The tree report also includes some landscaping proposals. These consist of hornbeam hedging along the boundary of the garden of Plot 1 (but not Plot 2), and the planting of a dawn redwood and three holly trees around the two dwellings. It would seem sensible to include some hornbeam hedging around Plot 2 as well.

Overall the proposal involves significant tree loss opening up the site to public views but this would be justifiable based on the condition of the trees. I have no objections to the application provided there is adequate protection for the retained trees, particularly the two veteran London plane trees.

Strategic Environment

No objection subject to conditions - The proposed development involves the redevelopment of site with 2 detached dwellings, with associated access, parking and landscaping following demolition of existing dwelling and surrounding equestrian buildings.

The Council's historical maps show a copse of trees on site during the 1874-1891 epoch. No changes are shown on the last historical map to which we have access (1960-1976). The site does not appear to have had a previous potentially contaminative use.

The aerial photograph of the area shows a group of buildings that appear to have corrugated cement sheets on roofs. There is a manege to the north east and a mound to the south east. This may be a manure pile. There are some vehicles parked on site.

Consideration should be given to the possibility that the roofing sheets may contain asbestos fibres. Other activities such as the parking of road vehicles may have given rise to contamination on the site. The proposed development will result in a sensitive end use.

Based on this, the standard Land Quality Condition is required on this and any subsequent applications for the site.

Waste team

None received at time of drafting the report.

Building Control

No objection - The Building Control Officer comments that they have no objections to fire brigade access and that disabled access should be in accordance with building regulations which is to be determined via a Building Regulations application in due course.

POLICIES

National Planning Policy Framework - July 2018

Core Strategy for Chiltern District - Adopted November 2011: Policies CS4, CS20 and CS24.

The Chiltern Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 & November 2011: Saved Policies GC1, GC3, GB2, GB7, H12, TR2, TR3, TR11 and TR16.

Chalfont St Peter Neighbourhood Plan - November 2016

Sustainable Construction and Renewable Energy Supplementary Planning Document (SPD) - Adopted 25 February 2015.

EVALUATION

Principle of Development

1. The site is located in the open Green Belt where, in accordance with Chapter 9 of the NPPF, most development is considered to be inappropriate development. Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should only be approved in very special circumstances. Nonetheless, paragraph 145 of the NPPF lists some forms of development which are not considered to be inappropriate, including the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development.

2. There are 10 buildings on the site including one residential unit which has planning permission for a replacement dwelling. There are no commercial equestrian activities carried out on the site. The remainder of the buildings on site are former stables and other outbuildings.

3. The application proposes the removal of all buildings. The floor area of the existing buildings is a total of 732.38 m² with a maximum height of 4.5 metres. The proposed dwellings would have a floor area (above ground) of 491.32 m² with a proposed maximum height of 3.5m (eaves height of 3.0 metres). An additional roof lantern with a maximum height of 1.0 metres is situated on the roof. As a consequence the floorspace of the proposed dwellings has a reduced floorspace of 202.84 m² (32.9%) compared with the floorspace of the existing buildings. Given that the proposal would reduce the number of buildings and the dwellings would be of a modest size and scale it is considered that they would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

4. As discussed above, paragraph 145 of the NPPF accepts that the complete redevelopment of a site is acceptable provided that it would not have a greater impact on the openness of the Green Belt. The proposed dwellings would result in a reduction of the total floorspace and the overall height would be lower than the highest existing building and have a low eaves height of 3.0 metres and a flat roof. It is therefore considered that the proposal would cumulatively improve the openness of the Green Belt when compared to the existing situation.

Design/character & appearance

5. The dwelling on Plot 1 would be located in broadly the same location as the existing dwelling and cabin. The dwelling on Plot 2 would be located to the north-east of Plot 1. The dwellings would be partly screened by new hedging to the south, east and north, in addition existing trees would be retained to the north, north-west and north-east. In particular the most significant trees including two large London plane trees are located along the road frontage and would screen the dwellings from the road. A small number of native trees would also be planted to west, east and south of the dwellings. The dwellings would be modest in scale and height and the level of existing hardstanding would be reduced and the area would be landscaped with new landscaped curtilages to each dwelling. The visual appearance of the site would be improved by removing the unsightly and semi-derelict buildings and hardstanding and replacing them with modern designed dwellings and a car port with landscaped side and rear gardens and driveway. The dwellings would be located on large plots and the design would be contemporary incorporating rendered walls and timber cladding for the dwellings and the barn/garage structure would have a traditional design with a brick plinth and timber framed walls. The contemporary design of the dwellings would be supported by the NPPF. It is therefore considered that the proposal would not adversely affect the character and appearance of the locality. Therefore no objections are raised with regard to Local Plan policy GC1 and Core Strategy policy CS20.

Residential amenity

6. Policy GC3 of the local plan seeks to protect the amenities of existing residents and ensure good standards of amenities for future occupiers. There are no immediate neighbours and the proposal would be a considerable distance away from other dwellings in the area. There is considered to be ample amenity space for each of the dwellings, the rear garden of Plot 1 has a maximum depth of 14 metres. Plot 2 has ample garden area to the side and a maximum of 7 metres to the rear. There are also some garden areas proposed to the front of each dwelling. Native hedge planting and trees are proposed and the landscaping of the site will be greatly enhanced and improve the amenity for residents. It is considered that adequate amenity space for future occupiers of the development would be provided. The proposed development would be in accordance with policies GC2, GC3 and H12 of the Local Plan.

Parking/Highway implications

7. The new dwellings would have a floor area of more than 120 square metres. The parking standard is three parking spaces for each dwelling. There is one car port proposed to the side (north-west) of the dwellings providing parking space for four cars. Two additional spaces are provided opposite the barn. It is proposed to use the existing access to the site and a gravel driveway would be created, which allows for vehicles to enter and exit the site in forward gear. The Highways Officer confirms that, from a recent site visit, the access has been constructed to the appropriate construction and has adequate visibility. There would be a small increase in vehicle movements and the Highway Authority does not consider this increase to be significantly detrimental in terms of its impact upon the existing highway network nor does it introduce unacceptable impacts relating to highway safety. It is noted that Buckinghamshire County Highways Authority have no objections to the proposals. As such, it is considered that the proposal adheres to policies TR2, TR3 and TR11 and TR16.

Trees and Landscaping

8. The proposal involves significant tree loss opening up the site to public views but this would be justifiable based on the condition of the trees. Adequate protection for the retained trees, particularly the two veteran London plane trees is proposed. A Tree Report, including a Tree Retention Plan and a Tree Protection Measures Plan for the construction phase, has been submitted by the applicant which is found to be satisfactory with the Tree Officer. A condition has been attached to comply with these plans to ensure protection of the trees. It is noted that the Tree Officer has no objection to the proposals. The Tree Report also includes proposed landscaping and in collaboration with the Tree Officer it is proposed that new hedging should also be included to the south-east and north-east of Plot 2 so that it continues all the way around both dwellings. This would be secured through a landscaping scheme that would have to be submitted as described in condition 3.

Ecology

9. The Ecological Assessment submitted by the applicant shows that the potential presence of protected species has been given due regard. The proposed development area on the whole largely comprises habitats of low ecological value. Safeguards are required to ensure off-site habitats such as the River Misbourne are protected during construction, along with enhancements within the site to ensure a net gain in biodiversity is achieved. These would be secured by conditions which have been attached to the application. It is noted that the Ecology Officer raises no objections.

Other issues

10. Waste collection/bin stores - Bins need to be presented on the public highway.

11. Flooding - The site lies within Flood Zone 1 and therefore there is no requirement for a flood risk assessment. The site is not within the 8 metres buffer zone of the River Misbourne and there is no requirement for a flood risk permit from the Environment Agency.

12. Aerodrome - The site is within Northolt Safeguard Zone, within the Denham Aerodrome Traffic Zone and under the flight path. The site is for residential development and there is already a residential dwelling on the site.

Pre-commencement conditions

13. The agent has agreed to all suggested pre-commencement conditions.

Working with the applicant

14. In accordance with section 4 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal. Chiltern District Council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service,
- 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, Chiltern District Council has considered the details as submitted which were considered acceptable.

Human Rights

15. The following recommendation is made having regard to the above and also to the content of the Human Rights Act 1998.

RECOMMENDATION: Conditional Permission

Subject to the following conditions:-

1 C108A General Time Limit

2 Prior to any construction above ground level, details of the materials to be used for the external construction of the development hereby permitted, including the surface materials for the new access road, parking and turning areas, shall be made available 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 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, those to be felled being clearly specified, and full details of those to be planted. This shall include full details of the locations, size and species of all trees, hedgerows and shrubs to be planted, removed and retained and should include the installation of bat and/or bird bricks and/or boxes.

Reason: In order to maintain, as far as possible, the character of the locality and to ensure biodiversity enhancements and a good quality of amenity for future occupiers of the dwellings hereby permitted, in accordance with policies GC1, GC4 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 and CS24 of the Core Strategy for Chiltern District (Adopted November 2011).

4 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.

5 The development hereby approved shall be implemented in accordance with the tree and hedge protection measures described in the Report on the impact on trees of proposals for development Ref 1-38-4639/OPT 2/2 dated 1st November 2018, the Tree Retention and Tree Protection Measures (Site Preparation Phase) plan Ref 1-38-4639/OPT2/P2v3 dated 17-Sep-18 and the Tree Retention and Tree Protection Measures (Construction Phase) plan Ref 1-38-4639/OP2/P3v1 dated 1 Nov-18 by John Cromar's Arboricultural Company Limited. This shall include the use of tree protection fencing and the use of appropriate measures for the removal of existing hard surfaces, for no-dig construction and for foundations for the barn garage.

Reason: To ensure that the existing established trees and hedgerows in and around the site that are to be retained, including their roots, do not suffer significant damage during building operations, in accordance with Policy GC4 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 and November 2011.

6 Prior to occupation of the development space shall be laid out within the site for parking for six cars, cycles, loading and manoeuvring, in accordance with the approved plans. This area shall be permanently maintained for this purpose.

Reason: 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, 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.

7 Prior to the commencement of development above ground level, approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- i) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.

ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

iii) The site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

The above must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

9 Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 7, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 7, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 7.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10 Prior to the commencement of development above ground level, 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 dwellings hereby permitted and thereafter retained in situ, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect, as far as possible, the character of the locality and the amenities of the adjoining properties and approved dwellings, 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 policies CS20 and CS22 of the Core Strategy for Chiltern District (Adopted November 2011).

11 Prior to the commencement of development, details of ecological enhancements shall be submitted to and approved by the Local Planning Authority. The scheme will include details of native landscape planting, including species of known benefit to wildlife, and provision of artificial roost features, including bird and bat boxes.

Reason: In the interests of improving biodiversity in accordance with NPPF and policy 24 of the Chiltern District Core Strategy and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.

12 Prior to occupation, a "lighting design strategy for biodiversity" for buildings, features or areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for wildlife and that are likely to cause disturbance in or around breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: The prevention of disturbance to species within the site during operation in accordance with policy 24 of the Chiltern District Core Strategy.

13 No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

a) Risk assessment of potentially damaging construction activities;

b) Identification of "biodiversity protection zones" including off-site receptors;

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);

d) The location and timing of sensitive works to avoid harm to biodiversity features;

e) The times during construction when specialist ecologists need to be present on site to oversee works;

f) Responsible persons and lines of communication;

g) The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person; and

h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The prevention of harm to species and habitats within and outside the site during construction in accordance with Core Strategy Policy 24: Biodiversity of the Chiltern District Core Strategy.

14 Notwithstanding the provisions of Article 3(1) of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no development falling within Classes A, B & E of Part 1 of Schedule 2 to the said Order shall be erected, constructed, or placed within the application site unless planning permission is first granted by the Local Planning Authority.

Reason: the site is located within the Metropolitan Green Belt wherein strict control over development is necessary to maintain the openness of the Green Belt and to ensure a satisfactory development in accordance with policies GB2 and GB7 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011.

15 AP01 Approved Plans

INFORMATIVES

1 INFORMATIVE: The applicant is advised that information and guidance documents on land quality for developers can be found online at http://www.southbucks.gov.uk/information_for_developers
<http://www.chiltern.gov.uk/article/2054/Information-for-Developers>

2 INFORMATIVE: For clarity, the applicant is advised that a landscaping scheme required to be submitted as per condition 3 would override the proposed planting shown on any drawings in the Tree Report.

3 INFORMATIVE: The applicant is advised that, in accordance with section 4 of the NPPF, Chiltern District Council take a positive and proactive approach to development proposals focused on solutions. Chiltern District Council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

PL/18/3577/FA

Case Officer: Laura Rheiter
Date Received: **28.09.2018** Decide by Date: **14.01.2019**
Parish: **Chalfont St Peter** Ward: **Austenwood**
App Type: Full Application
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Location: **Stable Farm
Amersham Road
Chalfont St Peter
Buckinghamshire
SL9 0PX**
Applicant: **Daniel Family Homes**

SITE CONSTRAINTS

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Area Special Advertising Control
Archaeological site
Biodiversity Opportunity Areas
Critical Drainage Area
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Within Green Belt other than GB4 GB5
Heathrow Safeguard (over 45m)
Mineral Consultation Area
North South Line
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Tree Preservation Order
Colne Valley Park R15

CALL IN

Councillor Wertheim has requested that the application be referred to the Planning Committee if the officer recommendation is for approval.

SITE LOCATION

This site is located on the eastern side of Amersham Road (A413), Chalfont St Peter. The application site is accessed via a side road off Amersham Road and is within open Green Belt. The site comprises a dwelling and redundant equestrian buildings. Gerrards Cross Golf Club lies to the east, the adjoining land consists of (former) paddocks and a manege.

THE APPLICATION

Planning permission is sought for the erection of two detached dwellings following the demolition of the existing dwelling and buildings. The dwellings would be single storey above ground, flat roofed with a basement underground and would have a maximum width of 18.5 metres, a maximum depth of 11.5 metres

with a height of 3.5 metres (eaves height 3.0 metres) and an additional roof lantern with a height of 1m. The dwelling to the east would have a basement under the whole of the dwelling whilst the dwelling to the west would have a partial basement to ensure that tree roots are not affected. Access to the dwellings would be provided by creating a new gravel driveway using the existing access. Two barn type garage structures would be provided with parking for three vehicles in each. Landscaping would also be provided. The houses would be orientated such that the front elevations would face north-east and they would be situated next to each other. When entering the site (from the north-west) Plot 2 would sit behind Plot 1 with most of Plot 2 being screened by Plot 1.

Amended plans have been submitted whereby tree T12 is now correctly shown to be removed as per the Tree Report.

This application is one of two different schemes submitted for the redevelopment of the site, Option 2 forming application PL/18/3563/FA.

RELEVANT PLANNING HISTORY

PL/18/3563/FA - under consideration - Redevelopment of site with 2 detached dwellings, with associated access, parking and landscaping following demolition of existing dwelling and surrounding equestrian buildings (Option 2).

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CH/2010/0370/FAE - conditional permission - Replacement single storey dwelling (extension to time limit of planning permission CH/2005/1107/FA).

CH/2005/1107/FA - conditional permission - Replacement single storey dwelling.

CH/2003/2145/EU - granted - Application for certificate of lawfulness for an existing use relating to the occupation as a separate self-contained dwelling.

PARISH COUNCIL

Object to inappropriate development in the green belt and flood plain. Unsuitable design for green belt. Believe floor area does not include garages and basements and their inclusion make this over development in green belt. If officers minded to approve would like to see condition that prevents further development of the site.

REPRESENTATIONS

One representation letter has been received which can be summarised as follows:

With reference to the above application we would like to draw attention to the fact that the site is within the Denham Aerodrome Traffic Zone. Denham is a long established Civil Aviation Authority Licensed Aerodrome providing facilities for business aviation and flying training for both fixed and rotary wing aircraft and may be available for use at any time. It is inevitable that any occupants in this location will both hear and see aircraft operations and it is important that all concerned are aware of the juxtaposition of the sites.

CONSULTATIONS

Highways Authority

No objections subject to condition - The Highway Officer comments as follows: The application site is located along Amersham Road which is classified as the A413 and is subject to the national speed limit, due to Amersham Road being a dual carriageway this is 70mph. Access to the property is taken via a private road which leads to a golf club.

The existing access drive meets the public highway at the A413 to the south of the site. From a recent site visit the access has been constructed to the appropriate construction and has adequate visibility.

The redevelopment of this site would increase vehicle trips associated with the site. The existing dwelling and agricultural uses would likely generate minimal vehicle trips; the proposed development would generate approximately 4-8 vehicle movements per dwelling. The Highway Authority does not consider this increase to be significantly detrimental in terms of its impact upon the existing highway network nor does it introduce unacceptable impacts relating to highway safety.

Within the limit of the site it is proposed for six parking spaces to serve the two new dwellings, The Local Planning Authority as the Parking Authority should make an informed decision on the quantum of parking required for this scale of development. The Highway Authority is satisfied that there is adequate turning and manoeuvring within the limits of the site.

Therefore taking the above into consideration the Highway Authority has no objections.

Ecology Officer

No objections subject to conditions - The Ecology Officer comments that she has reviewed the ecological assessment produced by All Ecology (August 2018) and overall is satisfied that the potential presence of protected species has been given due regard. The proposed development area on the whole largely comprises habitats of low ecological value. Safeguards are required to ensure off-site habitats such as the River Misbourne are protected during construction, along with enhancements to ensure a net gain in biodiversity is achieved.

The Ecology Officer therefore recommends that details of ecological enhancements such as native landscape planting, including species of known benefit to wildlife, and provision of artificial roost features, including bird and bat boxes shall be secured by condition. A Construction Environmental Management Plan is also required to protect species and habitats during the construction period, as well as a lighting design strategy to prevent disturbance to species. These have all been included as conditions attached to this application.

Tree Officer

No objection subject to condition - The Tree Officer comments as follows: The application includes a Report on the impact on trees of proposals for development, which includes a tree survey and tree protection proposals. The whole site is covered by Tree Preservation Order No 6 of 1951, which protects all the trees that were present when the Order was made in 1951.

Much of the site is enclosed by trees with lines of Leyland cypresses about 15m in height (H3) along the western and northern boundaries of the site around the northern corner of the site. There are similar lines of Leyland cypresses (H16) around the southern corner of the site. The gap between these lines consists of hedgerows and old trees largely associated with the path of an old water course.

There are two very large old London plane trees towards the front of the plot, which are over 30m in height and with diameters of about 2-3m. These are important veteran trees that appear to have been planted as part of the 18th century parkland landscape of Chalfont Park House. One of the trees has fire damage at the base but this does not seem to have had a significant effect on its health. There is an existing gravelled area in

the front part of the site but the Proposed Site Plan seems to show a reduced area of hardstanding with a new edge to the access drive. Any work in this vicinity should be carried out with care to avoid root damage to the London plane trees.

Option 1 consists of two different dwellings in line facing the north-eastern side of the site. Option 1 also includes two triple garages.

The plans propose the removal of most of the trees in the south-eastern half of the site opening it up significantly. This includes the removal of the lines of Leyland cypresses (H16), which are too young to be protected by the Tree Preservation Order and the report states have now grown too large to be reduced to a manageable hedge. Most of the old hedgerow trees are also shown for removal. The three large sycamores T11-13 are all in poor condition with damage, poor structures and decline with old age. The beech T14 has a dead top and has a dangerous decay fungus at its base. The hawthorns are all small trees that have grown up from the hedge. The plans show the retention of an ash T4 and the site plan shows the retention of sycamore T12 although the tree report shows it removed.

The tree report includes various precautionary procedures to avoid root damage during both the demolition and construction phases of the proposed project and these are considered to be appropriate.

The tree report also includes some landscaping proposals. These consist of hornbeam hedging around the boundary of the proposed rear gardens, a dawn redwood to the front of the house on Plot 2 and three holly trees in the rear gardens of the properties.

Overall the proposal involves significant tree loss opening up the site to public views but this would be justifiable based on the condition of the trees. Consequently I have no objections to the application provided there is adequate protection for the retained trees, particularly the two veteran London plane trees.

He also suggests a possible condition for protection of the trees.

Strategic Environment

No objection subject to conditions - The proposed development involves the redevelopment of site with 2 detached dwellings, with associated access, parking and landscaping following demolition of existing dwelling and surrounding equestrian buildings.

The Council's historical maps show a copse of trees on site during the 1874-1891 epoch. No changes are shown on the last historical map to which we have access (1960-1976). The site does not appear to have had a previous potentially contaminative use.

The aerial photograph of the area shows a group of buildings that appear to have corrugated cement sheets on roofs. There is a manege to the north east and a mound to the south east. This may be a manure pile. There are some vehicles parked on site.

Consideration should be given to the possibility that the roofing sheets may contain asbestos fibres. Other activities such as the parking of road vehicles may have given rise to contamination on the site. The proposed development will result in a sensitive end use.

Based on this, the standard Land Quality Condition is required on this and any subsequent applications for the site.

Waste team

No objection - The Waste Officer comments that both properties will have to present their refuse & recycling on Amersham Road. Crews will not access the gravel drive.

Building Control

No objections - The Building Control Officer comments that they have no objections to fire brigade access and that disabled access should be in accordance with building regulations which is to be determined via a Building Regulation application in due course.

POLICIES

National Planning Policy Framework - July 2018

Core Strategy for Chiltern District - Adopted November 2011: Policies CS4, CS20 and CS24.

The Chiltern Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 & November 2011: Saved Policies GC1, GC3, GB2, GB7, H12, TR2, TR3, TR11 and TR16.

Chalfont St Peter Neighbourhood Plan - November 2016

Sustainable Construction and Renewable Energy Supplementary Planning Document (SPD) - Adopted 25 February 2015.

EVALUATION

Principle of Development

1. The site is located in the open Green Belt where, in accordance with Chapter 9 of the NPPF, most development is considered to be inappropriate development. Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should only be approved in very special circumstances. Nonetheless, paragraph 145 of the NPPF lists some forms of development which are not considered to be inappropriate, including the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development.

2. There are 10 buildings on the site including one residential unit which has planning permission for a replacement dwelling. There are no commercial equestrian activities carried out on the site. The remainder of the buildings on site are former stables and other outbuildings.

3. The application proposes the removal of all buildings. The floor area of the existing buildings is a total of 732.38 m² with a maximum height of 4.5 metres. The proposed dwellings would have a floor area (above ground) of 529.54 m² with a proposed maximum height of 3.5 / 3.3 metres (plot 1 / plot 2) and a maximum height of 3.3 metres (eaves height of 3.0 metres). An additional roof lantern with a maximum height of 1.0 metres is situated on the roof. As a consequence the floorspace of the proposed dwellings has a reduced floorspace of 202.84 m² (27.7%) compared with the floorspace of the existing buildings. Given that the proposal would reduce the number of buildings and the dwellings would be of a modest size and scale it is considered that they would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

4. As discussed above, paragraph 145 of the NPPF accepts that the complete redevelopment of a site is acceptable provided that it would not have a greater impact on the openness of the Green Belt. The proposed dwellings would result in a reduction of the total floorspace and the overall height would be lower than the highest existing building and have a low eaves height of 3.0 metres and a flat roof. It is therefore considered that the proposal would cumulatively improve the openness of the Green Belt when compared to the existing situation.

Design/character & appearance

5. The dwellings would be located in the centre of the site with the dwellings broadly in the same location as the existing dwelling and cabin. The dwellings would be partly screened by new hedging to the south, east and north, in addition existing trees would be retained to the north, north-west and north-east. In particular

the most significant trees including two large London plane trees are located along the road frontage and would screen the dwellings from the road. A small number of native trees would also be planted to west, east and south of the dwellings. The dwellings would be modest in scale and height and the level of existing hardstanding would be reduced and the area would be landscaped with new landscaped curtilages to each dwelling. The visual appearance would be improved by removing the unsightly and semi-derelict buildings and hardstanding and replacing them with modern designed dwellings and car ports with landscaped front and rear gardens and driveway. The dwellings would be located on large plots and the design would be contemporary incorporating rendered walls and timber cladding for the dwellings and the garage/barn structures would have a traditional design with brick plinth and timber framed walls. The contemporary design of the dwellings would be supported by the NPPF. It is therefore considered that the proposal would not adversely affect the character and appearance of the locality. Therefore no objections are raised with regard to Local Plan policy GC1 and Core Strategy policy CS20.

Residential amenity

6. Policy GC3 of the local plan seeks to protect the amenities of existing residents and ensure good standards of amenities for future occupiers. There are no immediate neighbours and the proposal would be a considerable distance away from other dwellings in the area. There is ample amenity space for each of the dwellings, rear gardens have a maximum depth of 15 metres (plot 2) and 20 metres (plot 1). There are also garden areas proposed to the front and side of the dwellings. Native hedge planting and trees are proposed and the landscaping of the site will be greatly enhanced and improve the amenity for residents. It is considered that adequate amenity space for future occupiers of the development would be provided. The proposed development would be in accordance with policies GC2, GC3 and H12 of the Local Plan.

Parking/Highway implications

7. The new dwellings would have a floor area of more than 120 square metres. The parking standard is three parking spaces for each dwelling. There are two car ports proposed to the side and front of the dwellings providing parking space for six cars. It is proposed to use the existing access to the site and a gravel driveway would be created, which allows for vehicles to enter and exit the site in forward gear. The Highways Officer confirms that, from a recent site visit, the access has been constructed to the appropriate construction and has adequate visibility. There would be a small increase in vehicle movements and the Highway Authority does not consider this increase to be significantly detrimental in terms of its impact upon the existing highway network nor does it introduce unacceptable impacts relating to highway safety. It is noted that Buckinghamshire County Highways Authority have no objections to the proposals. As such, it is considered that the proposal adheres to policies TR2, TR3 and TR11 and TR16.

Trees and Landscaping

8. The proposal involves significant tree loss opening up the site to public views but this would be justifiable based on the condition of the trees. Adequate protection for the retained trees, particularly the two veteran London plane trees is proposed. A Tree Report, including a Tree Retention Plan and a Tree Protection Measures Plan for the construction phase, has been submitted by the applicant which is found to be satisfactory with the Tree Officer. A condition has been attached to comply with these plans to ensure protection of the trees. It is noted that the Tree Officer has no objection to the proposals. The Tree Report also includes proposed landscaping and in collaboration with the Tree Officer it is proposed that new hedging should also be included to the south-east and north-east of Plot 2 so that it continues all the way around both dwellings. This would be secured through a landscaping scheme that would have to be submitted as described in condition 3.

Ecology

9. The Ecological Assessment submitted by the applicant shows that the potential presence of protected species has been given due regard. The proposed development area on the whole largely comprises habitats

of low ecological value. Safeguards are required to ensure off-site habitats such as the River Misbourne are protected during construction, along with enhancements within the site to ensure a net gain in biodiversity is achieved. These can be secured by conditions which have been attached to the application. It is noted that the Ecology Officer raises no objections.

Other issues

10. Waste collection/bin stores - The Waste Team have no objections and bins need to be presented on the public highway.

11. Flooding - The site lies within Flood Zone 1 and therefore there is no requirement for a flood risk assessment. The site is not within the 8 metres buffer zone of the River Misbourne and there is no requirement for a flood risk permit from the Environment Agency.

12. Aerodrome - The site is within Northolt Safeguard Zone, within the Denham Aerodrome Traffic Zone and under the flight path. The site is for residential development and there is already a residential dwelling on the site.

Pre-commencement conditions

13. The agent has agreed to all suggested pre-commencement conditions.

Working with the applicant

14. In accordance with section 4 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal. Chiltern District Council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service,
- 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, Chiltern District Council has considered the details as submitted which were considered acceptable.

Human Rights

15. The following recommendation is made having regard to the above and also to the content of the Human Rights Act 1998.

RECOMMENDATION: Conditional Permission

Subject to the following conditions:-

1 C108A General Time Limit

2 Before any construction above ground level commences, details of the materials to be used for the external construction of the development hereby permitted, including the surface materials for the new access road, parking and turning areas, shall be made available 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 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, those to be felled being clearly specified, and full details of those to be planted. This shall include full details of the locations, size and species of all trees, hedgerows and shrubs to be planted, removed and retained and should include the installation of bat and/or bird bricks and/or boxes.

Reason: In order to maintain, as far as possible, the character of the locality and to ensure biodiversity enhancements and a good quality of amenity for future occupiers of the dwellings hereby permitted, in accordance with policies GC1, GC4 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 and CS24 of the Core Strategy for Chiltern District (Adopted November 2011).

4 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.

5 The development hereby approved shall be implemented in accordance with the tree and hedge protection measures described in the Report on the impact on trees of proposals for development Ref 1-38-4639/OPT 1 dated 17th September 2018, the Tree Retention and Tree Protection Measures (Site Preparation Phase) plan Ref 1-38-4639/OPT1/P2v3 dated 17-Sep-18 and the Tree Retention and Tree Protection Measures (Construction Phase) plan Ref 1-38-4639/OP1/P3v2 dated 17-Sep-18 by John Cromar's Arboricultural Company Limited. This shall include the use of tree protection fencing and the use of appropriate measures for the removal of existing hard surfaces, for no-dig construction and for foundations for the triple garage.

Reason: To ensure that the existing established trees and hedgerows in and around the site that are to be retained, including their roots, do not suffer significant damage during building operations, in accordance with Policy GC4 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 and November 2011.

6 Prior to occupation of the development space shall be laid out within the site for parking for six cars, cycles, loading and manoeuvring, in accordance with the approved plans. This area shall be permanently maintained for this purpose.

Reason: 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, 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.

7 Prior to the commencement of development above ground level approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- i) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors

- potentially unacceptable risks arising from contamination at the site.

ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

iii) The site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

The above must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

9 Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 7, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 7, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 7.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10 Prior to the commencement of development above ground level, 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 dwellings hereby permitted and thereafter retained in situ, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect, as far as possible, the character of the locality and the amenities of the adjoining properties and approved dwellings, 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 policies CS20 and CS22 of the Core Strategy for Chiltern District (Adopted November 2011).

11 Prior to the commencement of development above ground level, details of ecological enhancements shall be submitted to and approved by the Local Planning Authority. The scheme will include details of native landscape planting, including species of known benefit to wildlife, and provision of artificial roost features, including bird and bat boxes.

Reason: In the interests of improving biodiversity in accordance with NPPF and policy 24 of the Chiltern District Core Strategy and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.

12 Prior to occupation, a "lighting design strategy for biodiversity" for buildings, features or areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for wildlife and that are likely to cause disturbance in or around breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: The prevention of disturbance to species within the site during operation in accordance with policy 24 of the Chiltern District Core Strategy.

13 No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

a) Risk assessment of potentially damaging construction activities;

b) Identification of "biodiversity protection zones" including off-site receptors;

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);

d) The location and timing of sensitive works to avoid harm to biodiversity features;

e) The times during construction when specialist ecologists need to be present on site to oversee works;

f) Responsible persons and lines of communication;

g) The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person; and

h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The prevention of harm to species and habitats within and outside the site during construction in accordance with Core Strategy Policy 24: Biodiversity of the Chiltern District Core Strategy.

14 Notwithstanding the provisions of Article 3(1) of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no development falling within Classes A, B & E of Part 1 of Schedule 2 to the said Order shall be erected, constructed, or placed within the application site unless planning permission is first granted by the Local Planning Authority.

Reason: the site is located within the Metropolitan Green Belt wherein strict control over development is necessary to maintain the openness of the Green Belt and to ensure a satisfactory development in accordance with policies GB2 and GB7 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011.

15 AP01 Approved Plans

INFORMATIVES

1 INFORMATIVE: The applicant is advised that information and guidance documents on land quality for developers can be found online at http://www.southbucks.gov.uk/information_for_developers
<http://www.chiltern.gov.uk/article/2054/Information-for-Developers>

2 INFORMATIVE: The applicant is advised that, in accordance with section 4 of the NPPF, Chiltern District Council take a positive and proactive approach to development proposals focused on solutions. Chiltern District Council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

3 INFORMATIVE: For clarity, the applicant is advised that a landscaping scheme required to be submitted as per condition 3 would override the proposed planting shown on any drawings in the Tree Report.

PL/18/4084/FA

Case Officer: Murtaza Poptani
Date Received: 05.11.2018 Decide by Date: 31.12.2018
Parish: Amersham Ward: Amersham On The Hill
App Type: Full Application
Proposal: **Single storey rear, first floor side extensions, conversion of garage into habitable space and loft conversion incorporating rear dormer.**
Location: **51 Highfield Close
Amersham
Buckinghamshire
HP6 6HQ**
Applicant: **Mr & Mrs Grimmelikhuijsen**

SITE CONSTRAINTS

Article 4 Direction
Adjacent Conservation Areas
Adjacent to Unclassified Road
Bovingdon Technical Radar Zone
Conservation Area
Community Assets/ CDC Owned Land
North South Line
Townscape Character

CALL IN

Councillor Shepherd has requested that this application be determined by the Committee if the officer recommendation is one of approval. He is concerned that the application comprises overdevelopment and the dormer is too big. The proposal is therefore contrary to policies.

SITE LOCATION

The application site accommodates a two storey semi-detached dwelling located on the south-eastern side of Highfield Close and is situated within a rectangular shaped curtilage with off road parking to the front driveway. The dwelling is characterised with a centrally pitched hipped roof. Although the Weller Estate Conservation Area adjoins the site along the front and rear boundaries, the application dwelling itself is not within the Conservation Area.

THE APPLICATION

The application seeks planning permission for the erection of a single storey rear extension, first floor side extension, conversion of garage into habitable space and loft conversion incorporating rear dormer. The single storey rear extension would measure 5.4 metres in depth, 4 metres in width and 3.2 metres in height. The first floor side extension would measure 7.2 metres in depth, 2.1 metres in width and 7.8 metres in height. The rear dormer would measure 5 metres in width, 2.3 metres in height and 3.2 metres in depth. The resultant extended dwelling would accommodate five bedrooms in total, one of which would be provided as a result of the proposed garage conversion.

RELEVANT PLANNING HISTORY

CH/1988/3613/FA - Single storey front/side extension incorporating replacement garage. Conditional permission. Implemented.

TOWN COUNCIL

The Town Council consider the proposals to be inappropriate development which would change the character of the dwelling by appearing as a third storey and would be intrusive to the neighbours.

REPRESENTATIONS

Four letters of representation have been received which are summarised as follows:

- The proposed dormer is overbearing and will afford considerable loss of privacy to my property.
- The proposed dormer is not in keeping with neighbouring properties.
- The scale and appearance of the proposed construction is overbearing and in its size it amounts to the addition of a third storey to the house, this being in contradiction to Policy H14.
- For a house of this size (5 bedrooms) no provision seems to have been made for the additional parking required.

CONSULTATIONS

None relevant.

POLICIES

National Planning Policy Framework (NPPF)

Core Strategy for Chiltern District - Adopted November 2011: Policies CS4 and CS20.

The Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 & November 2011: Saved Policies GC1, GC3, H13, H14, H15, H16, H17, H18, CA2, TR11, TR16.

Residential Extension and Householder Development Supplementary Planning Document (SPD) - September 2013.

Sustainable Construction and Renewable Energy SPD - Adopted 25 February 2015.

EVALUATION

Principle of development

1. The application site is located within the within the built up area of Amersham wherein residential extensions are acceptable in principle subject to complying with the relevant Development Plan Policies.

Design/character & appearance

2. The adopted Residential Extensions and Householder Development SPD states that extensions should give due consideration to the impact of a development on the street scene by ensuring that the design properly integrates with the existing building. The application property is situated within a row of semi-detached dwellings to the south-eastern side of Highfield Close, is set back from the highway boundary and is characterised with a centrally pitched hipped roof. The proposed first floor side element of the scheme is considered to be of an acceptable design, would be erected in line with the front and rear elevations and to the same ridge height as the existing dwelling. It would be characterised with a hipped roof to match the main dwelling and is considered to comprise a subservient form of development. The width of the proposed extension is considered to be subordinate in size and scale when compared to the existing dwelling. The first

floor side element would retain a gap of 1 metre to the north-eastern (side) boundary and would therefore maintain a satisfactory degree of openness to this side of the property.

3. The single storey rear extension would be characterised with a flat roof and this element is considered to be subordinate in size and scale to the rear elevation and would integrate well with the existing single storey rear flat roof extension. The submitted plans propose the conversion of the garage to habitable accommodation, the erection of a rear dormer and the insertion of two front rooflights. If constructed in isolation, these elements would constitute permitted development under Classes A, B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, and therefore would not require express planning permission. As such, it would be unreasonable to object to these elements in this regard. It is therefore considered that the extensions would satisfactorily integrate with the existing dwelling and would not have an adverse impact on the character of the locality. No objections are therefore raised with regard to Local Plan Policies GC1, H13, H14, H15, H16, H17, H18 and Core Strategy Policy CS20.

Residential amenity

4. The proposed first floor side extension would have a flank to flank relationship with the adjacent dwelling to the north-east, No. 50 Highfield Close. With regards to the single storey rear extension, the dwelling at No. 50 has a single storey garage to the flank elevation and a detached timber shed behind, with the main two storey element of the dwelling positioned away from the shared boundary. By virtue of its single storey form and low height flat roof design, it is considered that the single storey element would not appear intrusive or overbearing on the amenities of the occupiers of the adjacent dwelling. No first floor habitable rooms' windows are proposed in the first floor side extension with the exception of landing windows, which it is noted are not shown on the proposed elevations. It is therefore considered that subject to the imposition of conditions relating to no further windows being inserted in the side elevation, there would be no material loss in privacy resulting. With regards to potential overlooking from the proposed rear dormer, this element would constitute permitted development and as such, it would be unreasonable to withhold consent in this regard. Given the size and relationship to the neighbouring dwellings, the proposed extensions would not adversely affect the amenities of nearby properties. No objections are therefore raised with regards to Policies GC3, H13(i) and H14.

Parking/Highway implications

5. The proposal will increase the floor area of the dwelling from less than 120sqm to more than 120sqm, and therefore the parking standard for the dwelling would increase from 2 to 3 spaces. The hardstanding area to the front could be extended across the front garden in order to accommodate 3 spaces. To this end, a condition would be attached to the grant of any planning permission in order to ensure that adequate off road parking is provided. No objections are therefore raised with regards to Policies TR11 and TR16.

Impact on designated/non-designated heritage asset

6. As aforementioned, although the Weller Estate Conservation Area adjoins the site along the front and rear boundaries, the application dwelling itself is not situated within the Conservation Area. There are no important views (arrows) into or out of the Conservation Area that would be affected by the proposed development. The objections received relate mainly to the rear dormer extension, however, this element would constitute permitted development under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015. It is considered that the scheme would not detrimentally impact on the designated heritage asset and would therefore comply with policy CA2 and guidance contained in the NPPF.

Conclusions

7. In conclusion, the scheme is considered to comply with all relevant development plan policies and guidance contained in the NPPF and the application is therefore recommended for approval.

Working with the applicant

8. Chiltern District Council works with applicants/agents in a positive and proactive manner by;
- offering a pre-application advice service,
 - 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, Chiltern District Council has considered the submitted plans which are considered acceptable.

Human Rights

9. The following recommendation is made having regard to the above and also to the content of the Human Rights Act 1998.

RECOMMENDATION: Conditional Permission

Subject to the following conditions:-

- 1 C108A General Time Limit
- 2 C431 Materials to Match Existing Dev
- 3 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 windows other than those hereby approved shall be inserted or constructed at any time at first floor level or above in the north-eastern flank elevation of the extensions hereby permitted.
Reason: To protect the amenities and privacy of the neighbouring property.
- 4 The extension hereby permitted shall not be occupied until parking spaces for three vehicles have been provided in accordance with a plan which shall have previously been approved in writing by the Local Planning Authority. The parking spaces shall thereafter be retained unobstructed except for the parking of vehicles in accordance with the approved details. The hardsurfacing to provide these spaces shall be of a permeable material, or alternatively provision shall be made to direct water run-off from the hardsurface to a porous or permeable area within the curtilage of the dwelling.
Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of the highway and to ensure that the additional hard surfacing does not impact on flooding or pollution of watercourses.
- 5 AP01 Approved Plans

The End