

Classification: OFFICIAL

CHILTERN DISTRICT COUNCIL

PLANNING COMMITTEE - 6th February 2020

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Chalfont St Peter

PL/19/0173/FA

Ward: Austenwood

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Proposal: Redevelopment of site with retention/relocation of 14 full size tennis courts and 1 junior tennis court, incorporating fencing, dome and floodlights. Erection of two dwellings with associated landscaping, hardstanding and vehicular access. Provision of new car park for 31 vehicles incorporating vehicular access. Closure of existing car park with retention of pedestrian access. Refurbishment of existing clubhouse including addition of new decking, verandah, rooflights. Pedestrian access and closure of existing pedestrian access. Provision of shed, cycle parking and playground.

Recommendation: Conditional Permission

Gerrards Cross Tennis Club, Bull Lane, Chalfont St Peter, Buckinghamshire SL9 8RN

Chesham

PL/19/3006/FA

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Proposal: Two storey rear extension to 212 Chartridge Lane, and the construction of two detached dwellings to land to rear of, and adjacent to 212 Chartridge Lane. Provision of associated vehicular access and amenity space

Recommendation: Conditional Permission

Land at Rear of and adjacent to 212 Chartridge Lane, Chesham, Buckinghamshire HP5 2SF

REPORT OF THE HEAD OF PLANNING & ECONOMIC DEVELOPMENT

Main List of Applications 6th February 2020

PL/19/0173/FA

Case Officer: Margaret Smith
Date Received: 17.01.2019
Parish: Chalfont St Peter
App Type: Full Application
Proposal: Redevelopment of site with retention/relocation of 14 full size tennis courts and 1 junior tennis court, incorporating fencing, dome and floodlights. Erection of two dwellings with associated landscaping, hardstanding and vehicular access. Provision of new car park for 31 vehicles incorporating vehicular access. Closure of existing car park with retention of pedestrian access. Refurbishment of existing clubhouse including addition of new decking, verandah, rooflights. Pedestrian access and closure of existing pedestrian access. Provision of shed, cycle parking and playground.

Location: Gerrards Cross Tennis Club
Bull Lane
Chalfont St Peter
Buckinghamshire
SL9 8RN

Applicant: Gerrards Cross Lawn Tennis Club

Decide by Date: 05.02.2020
Ward: Austenwood

SITE CONSTRAINTS

Article 4 Direction
Adjacent to Unclassified Road
Adjacent Public Footpaths and Public Rights Of Way
Heathrow Safeguard (over 45m)
Mineral Consultation Area
North South Line
Townscape Character

CALL IN

Councillors Wertheim and Harrold have both requested that this application is referred to the Planning Committee, if the Officers' recommendation is for approval.

SITE LOCATION

The application site lies to the north of Bull Lane outside of the Green Belt and within the settlement area of Chalfont St. Peter. A public footpath runs adjacent to the west boundary of the application site and separating the site from the residential curtilages of 2 detached residential properties known as Maltman's End and Maryon House. To the rear (north) of the application site is the Gerrards Cross Bowling Green and the rear gardens of 3 dwellings and the eastern boundary of the application site is bounded by the rear garden of

Lawn Meadow and abuts the side boundary of another dwelling, Little Paddock. Opposite the application site on the south side of Bull Lane are detached residential properties and the junction with Orchehill Avenue.

The tennis club is long established comprising 17 tennis courts and a mini court for beginners, and has a pavilion and small car park, which is accessed close to the junction of Bull Lane with Maltman's Avenue. Courts 10, 11, 12, 13 and 14 have floodlighting that can operate between 08.00 and 20.30 hrs having been allowed on appeal in 2003 and 2009.

There is a mixed native hedgerow running along much of the road frontage and there are some mature deciduous trees along the frontage and along the eastern and rear boundary of the site.

THE APPLICATION

This application proposes the redevelopment of this site with the rearrangement of 14 full size tennis courts and 1 junior tennis court, with a centrally positioned dome cover over 3 of the courts. The proposed dome would be constructed as a steel framed attached structure covered with a double skinned green PVC membrane and bolted to pad foundations and with a maximum height of 9 metres. The design of the proposed dome allows for panels along the bottom section of membrane on the north and south elevations to be drawn up to allow for ventilation in warmer weather. Five of the uncovered courts would continue to have floodlights but the new floodlights would have an overall height of 8.4 metres, an increase of 1.7 metres, and the courts within the proposed dome would also be lit by lighting within that proposed structure.

There are currently 3 artificial grass courts, 5 clay courts, 2 tarmac and 3 grass courts and these proposals comprise 7 clay courts, 3 grass courts, 1 synthetic grass court, a new junior court, and 3 synthetic courts which would be under the proposed dome.

To finance the proposed sports facilities, the erection of two detached dwellings comprising 6 bedrooms and integral double garages are proposed with associated landscaping, hardstanding and vehicular access from Bull Lane. The bedrooms within the roofspace of the dwelling proposed abutting the tennis courts would have rear dormer windows, whereas the bedrooms within the roofspace of the dwelling abutting Little Paddocks would be served by rooflights only. The amended application proposes a single shared access to these proposed dwellings.

The provision of a new car park for 24 vehicles, including 2 spaces for disabled users, is also proposed incorporating a new vehicular access and circulation space opposite Milton House and The Traverse, Bull Lane and cycle storage facilities are also proposed adjacent to the proposed car park, and a playground is proposed to the east of the clubhouse. The new car park proposed would enable the closure of the existing car park and that existing access would provide a new pedestrian access separate from vehicular manoeuvring. The refurbishment of the existing clubhouse is also proposed introducing rooflights and including the addition of new decking and a verandah with a ramped access.

A permissive path through the site for pedestrians to avoid walking along the road will be re-routed.

RELEVANT PLANNING HISTORY

CH/1991/0763/FA Increase height of netting along side of courts 12 and 14 and behind courts 10, 11 and 12. Conditional Permission.

CH/1992/0341/FA Increase height of netting along side of court 12 and 14 and behind courts 10, 11 and 12. (Variation of condition 2 of planning permission CH/1991/0763/FA). Conditional Permission.

CH/2002/0454/FA Erection of twelve 6.7m high columns containing a total of 18 floodlights to serve courts 10, 11 and 12. Refused. Subsequent appeal allowed.

CH/2009/0949/FA Erection of 12 floodlights of 9 x 6.7 metre high stanchions to serve 2 tennis courts. Refused. Subsequent appeal allowed.

POLICIES

Core Strategy for Chiltern District - Adopted November 2011: Policies CS1, CS4, CS20, CS24, CS25, CS26, CS27, CS28, and CS30.

The Adopted Chiltern Local Plan 1997 (including alterations adopted May 2001) Consolidated September 2007 & November 2011. Saved Policies: GC1, GC2, GC3, GC4, GC7, H3, H11, H12, TR2, TR3, TR11, TR12, TR15, TR16, R2, R3, R6, and NC1.

The emerging Draft Chiltern and South Bucks Local Plan 2036 policies DM DP1, DP5, DP7, DP9, DP10, DP13, DP16, DP18, DP19, DP22, CP1, CP3, and HP4.

OTHER MATERIAL CONSIDERATIONS

National Planning Policy Framework (NPPF). The NPPF promotes social cohesion and inclusion partly by making provision for physical activity. It states that existing sports and recreational land should not be built on unless an assessment has clearly shown the land to be surplus to requirements or the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current use.

National Planning Practice Guidance (NPPG).

Chalfont St. Peter Neighbourhood Plan

With regard to Leisure, Community Health it states the objective of supporting sports facilities to improve their facilities in a co-ordinated way.

The Chiltern and South Bucks Townscape Character Study

This Townscape Character Study identifies Bull Lane as falling within an area comprising 'Green Suburban Roads'. Furthermore, Bull Lane lies within the Milton Avenue to Austenway Area of Special Character (ASC) with Bull Lane being one of the busiest of the roads. Where the 'Green Suburban Roads' character dominates, properties are predominantly set back a short distance from the road, and there are grass verges in places and thick hedges further enhance the semi-natural, soft feel of the streetscape. The Townscape Character Study also notes that mature trees within front gardens contribute to a semi-rural, 'green' streetscape character, which is, not strongly visually dominated by the adjacent built form.

Identified as a threat to the character of the 'Green Suburban Roads' areas of the ASC is the use of hard surfaces in front gardens, hard boundary treatments and buildings located closer to the boundary, limiting the space for landscape to fully mature.

To summarise, this area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its low density distinctive pattern of detached and semi-detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the well-treed green streetscape; and elsewhere the distinctive consistency of architectural styles.

PARISH COUNCIL

Chalfont St. Peter Parish Council

Objection:

'Object strongly: Please refer to all our comments fully stated on the 20th February 2019 No Change!'

'Object, please refer to previous comments stated, Insufficient information given; we are unable to identify the amendments compared to the original supplied.'

'No change to plans. Please refer to previous comments (see below). Strongly object. The Neighbourhood Plan specifically identifies this facility as a facility to be protected, Policy LC1. Three main areas of concern: i) The Dome: Although good to see investment in a sports club, the Dome is too big and intrusive. It will block light from those houses closest to it and be imposing on the surrounding area. It is out of keeping with the area. It does not conform to LTA requirements. It will have a hugely detrimental impact on the Bowling Club as the shade on the green will damage the playing surface meaning that it will be unfit as an international training and host ground as well as unfit for general players, hence a local amenity could be lost. ii) Housing: Concerned that community land is given up for housing. The Neighbourhood Plan states in Policy O1 & figure 7.1 that Open Spaces should be protected. The neighbouring houses could be affected by a loss of light and noise caused by two new large dwellings. The houses themselves have inadequate parking given the footprint, have small amenity space for a 6 bedroom property and are not 2 storey as suggested with bedrooms in the roof - this is misleading. This site is also adjacent to the green belt. iii) Parking/ Access: Additional parking is to be supported but access is on a blind bend so dangerous. Also, the houses are on the bend, which will be hazardous if reversing onto the road. There is still no provision for a pavement for pedestrians making access for non-drivers a hazard.'

REPRESENTATIONS

Letters of objection have been received from the occupiers of more than 100 adjacent properties and some further afield on the following grounds:

- Contrary to Development Plan and protection of existing recreational land
- Lawn Tennis Association (LTA) or Lottery Funding should be sought instead of residential redevelopment of part of the site
- Unsightly and uncharacteristic Design with an absence of detail
- Overbearing and out of character Dome
- The proposed dome is over-specified for a local community use
- The change in the ground level within the proposed Sports Hall and in relation to surrounding properties has not been clearly demonstrated
- The proposed floodlights would exceed the height of the existing floodlights
- Proposed residential development is uncharacteristic of residential development in the vicinity
- The proposed dwellings are too large for their respective plot sizes
- Inadequate garden lengths
- Impact on the rural nature of Bull Lane
- Loss of open rural view and rural character
- Adverse impact on area of special character
- Impact on adjoining properties including loss of view, loss of privacy, obtrusiveness and loss of daylight and sunlight
- Adverse impact on the Gerrards Cross Bowling Club including overshadowing of the green
- Noise nuisance from ventilation equipment within the proposed dome
- Noise nuisance from the proposed car park surfacing
- Glare from lighting within the dome
- Glare from proposed floodlights
- Inconsiderate activities of Tennis Club members resulting in noise, littering, inconsiderate parking and rudeness
- Loss of hedgerows and wildlife habitat

- Loss of mature trees
- Inadequate Accesses at positions with poor visibility
- Increased Traffic on a narrow road with poor visibility, no footpaths and increased manoeuvring
- Safety concerns pertaining to pedestrians from manoeuvring vehicles and the absence of footpaths on Bull Lane
- Insufficient parking for the proposed 6 bedroom dwellings
- Excessive amount of parking for the proposed tennis club
- A gravel surface to the car park would be disadvantageous to any disabled users
- There is no permissive path for public use through the application site and no formal arrangement to guarantee the provision of such a path
- Increased surface water flooding risk
- Lack of public consultation
- Unfair bias to the applicant
- Conflict between providing security and fencing and enabling accessibility
- Lack of details as to any proposed security fencing

Letters of support have also been received from the occupiers of some local properties on the grounds that improved facilities would ensure the sports and recreation facility remains for the benefit of the community.

CONSULTATIONS

Sport England: No objection and comments were as follows:

'In terms of loss of provision, Sport England notes that there will be a net loss of 3no. tennis courts (grass) at the club resulting from a combination of the proposed increased parking; extended pavilion and proposed new dwellings at the site. Sport England has consulted the LTA on the proposals as the relevant national governing body for tennis. The LTA comments that they support the proposal as it will help the club to open tennis up and make the venue more accessible and welcoming going forward. The club have been trying to deliver this project for some time and have been working with the LTA and Buckinghamshire LTA to develop the plans. The LTA comment that the loss of some of the grass court provision is unfortunate, but accept that this will enable the improved car parking arrangements addressing one of the club's main problems in relation to members' access. The LTA comment that they have not been approached for funding support from the club. Conclusion: Sport England considers that while there is a net loss of court provision the proposals will represent an enhancement to the existing facilities, improving access to the facilities and sport throughout the year. The proposal is also supported by the relevant national governing body for tennis, the LTA, who have been working with the club to develop the proposal. On that basis, Sport England considers that the application is broadly consistent with our policy objective 2: enhancement opportunities through better use of existing provision. This being the case, Sport England does not wish to raise an objection to this application.'

Amended Plans: No comments to make.

Refuse and Recycling: Amended Plans - no objection

BCC Highways: No objections in principle subject to imposition of necessary conditions, comments as follows: 'Bull Lane is an unclassified road subject to a speed restriction of 30mph. Within the vicinity of the site, there is no street lighting, nor any pedestrian footways fronting the site. Proposals include the redevelopment of the site to provide enhanced facilities for the tennis club, the erection of two dwellings and the provision of a new car park to serve the site. In terms of trip generation, whilst the proposals would see a reduction in the number of courts on site from 18 to 15, the proposals also seek planning consent for the erection of two dwellings on the site. Having interrogated the TRICS® (Trip Rate Information Computer System) database, I would expect a tennis court to generate in the region of 22 vehicular movements (two-way) per day. As the proposals would result in a reduction of 3 tennis courts associated with the site, the proposals would result in a reduction in 66 two-way movements associated with the tennis facility on site. However, two dwellings are

also proposed on the site. In this location, I would expect a dwelling to generate in the region of 4-6 vehicular movements (two-way) per day. As this is the case, the two dwellings proposed would have the potential to generate in the region of 8-12 vehicular movements (two-way) per day. The provision of two dwellings on the site would not have a material impact on the trip generation, as the site would already lose three tennis courts from the site. A new access is proposed to serve the two dwellings. As Bull Lane is subject to a speed restriction of 30mph, visibility splays of 2.4m x 43m are applicable, commensurate with current Manual for Streets guidance. Having reviewed the plans, and correlated with a plan showing the extent of the publicly maintained highway in this location, I can confirm that these splays are achievable from the access serving the dwellings. In order to maintain these splays however, an area of landscaping/hedging will need to be removed. Within the vicinity of these dwellings, as previously stated, there are no pedestrian footways and therefore any occupants of the site will need to walk/cycle in the road to local amenities. A new car parking area is provided for 38 vehicles, served by a new access from Bull Lane. This access point would also comply with the required 2.4m x 43m in both directions onto Bull Lane, and at its narrowest point measures in excess of 4.8m, which I can confirm is acceptable and would allow for simultaneous two-way flow of vehicles in this location. The spaces provided measure the required 2.4 x 4.8m and would allow for vehicles to park, turn and leave the site in a forward gear, given the 6m distance behind each space. A dedicated pedestrian access is proposed to be provided between the southern corner and the proposed new car park, which would measure 1.5m in width. The Highway Authority acknowledge this provision within the site, I note that as an Authority we would normally ask for a 2m access width. The pedestrian access point will not be adopted by the Highway Authority and therefore I consider that this pedestrian access is of sufficient width to serve the site. A cycle store is provided adjacent to the proposed houses, which comprise of 8 spaces. It is the opinion of the Highway Authority that the location of the proposed cycle store is not appropriate and would not encourage visitors to the site to use sustainable modes of transport to and from the site. I would ask that this cycle store is relocated to an appropriate location within the site such as alongside the pavilion or car park, along with the provision of further cycle parking in the site. I would recommend that for the encouragement of sustainable transport choices a number in the region of 20 cycle spaces would be considered to show a positive commitment to reducing the reliance on private motor vehicles. The application states that the existing permissive route through the site will be maintained to prevent the need for pedestrians walking in the carriageway; however this route has not been clearly shown. I note that there is a footpath that runs along the western boundary to the site, however this is outside of the red edge boundary of the site and therefore cannot be taken into consideration as part of the application. The new pedestrian access leads into the car park adjacent to the vehicular access and would require pedestrians to either walk on the grass through the site, or through the car park, where reversing manoeuvring are likely to be taking place. I would suggest that if the Local Planning Authority find this scheme acceptable, then a suitable condition would be appropriate in order to ensure that an alternative walking route throughout the site is provided, along with some lighting on the footpath to make it more visible/attractive for pedestrians. Mindful of the above, I have no objection to the proposals, subject to the following conditions being included on any planning consent that you may grant.'

Amended Plans: 'I note from the amended plans that the width of the public footpath has been increased to 2m, which I can confirm is acceptable. Along with previous recommendation to encourage sustainable transport, I note the number of cycle parking spaces has doubled from 8 to 16 and has been relocated to a more appropriate place. I am satisfied that this increase portrays a positive commitment to reducing the reliance on private motor vehicles. However, concerns still remain in regards to the route pedestrians would have to take from the pedestrian access to the facilities on site, either across the car park or the grass, as a designated route has not been stipulated on the amended plans. Therefore, I repeat the previous suggestion: If the Local Planning Authority find this scheme acceptable, then a suitable condition would be appropriate in order to ensure that an alternative walking route throughout the site is provided, along with some lighting on the footpath to make it more visible/attractive for pedestrians. Nevertheless, I have no objection to the proposals, subject to the following conditions, as previously stipulated, being included on any planning permission you may grant.'

BCC Sustainable Drainage (SuDs): Objection - the proposed development would increase the impermeable surface area and so the additional surface area runoff must be managed.

Ecological Advisor: No objection in principle subject to the imposition of conditions securing ecological enhancement and protecting wildlife during works.

Arboricultural Officer: Objection 'Overall I am concerned about the potential loss of most of the hedgerow along the Bull Lane frontage adjacent to the application site and the effect that this would have on the character of the area. In addition I am concerned about the possible loss of the two limes and the sweet chestnut depending on the exact visibility requirement for the access to Plot B. However if the application is approved, the development should follow the tree protection measures proposed in the submitted tree report.'

Strategic Access Officer: No objection subject to assurances from the applicant that the dome's roof drainage system would not result in water being deposited onto the surface of the public footpath.

Thames Valley Police: Security fencing should be provided to enclose the site to avoid illegitimate entry and there should be on-site surveillance and privacy within changing rooms.

Environmental Health (Contaminated Land): No objection subject to the imposition of conditions pertaining to any contamination.

Thames Water: No objection in principle.

Building Control (Fire Access): No response at the time of drafting report

Building Control (Access for the Disabled): No response at time of drafting report.

EVALUATION

Site constraints and principle of development

1. This amended application proposes the siting of a 34.5 metre x 45 metre dome centrally positioned on the Tennis Club application site to cover 3 tennis courts. The proposed dome would have an overall height of 9 metres. This substantial structure is now proposed to be sited at a distance of about 19.5 metres from the west boundary of the application site along which runs a public footpath and beyond which are the residential curtilages of Maryon House and Maltmans End. The south-east elevation of the proposed dome would be at a distance of between 32 metres and 54 metres from the site frontage facing Bull Lane. The proposed dome would be viewed beyond and in the context of other uncovered tennis courts, the proposed car park accommodating 24 car parking spaces and the proposed, refurbished pavilion. The application also proposes the erection of 2 x 6 bedroom dwellings in order to finance the proposed development and the proposed rearrangement of the tennis courts would result in the loss of 3 courts and the loss of existing recreational land.

2. Objections have been received to the proposed loss of recreational land contrary to policy R2 of the adopted Local Plan. Policy R2 only allows for the loss of any existing sports facility to a non-sports use in specified circumstances. The exceptions are when the applicant demonstrates that there is no continuing community need for the facility and it is not possible to use the facility for other sports or where alternative provision of at least an equivalent size, suitability and convenience is made and other development plan policies are satisfied. Consequently this proposed development is contrary to that policy and material considerations need to be demonstrated that outweigh this.

3. It is also necessary to assess this proposed loss in the context of the NPPF, which states that existing sports and recreational land should not be built on unless an assessment has clearly shown the land to be surplus to requirements or the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current use. In this context Policy DM HP4 of the Draft Local Plan states that redevelopment of land last used for sport will be granted if they are no longer required or if the development involves a new facility which would be at least equal in quality and quantity to the existing use.

4. This application does not propose the replacement of this land by equivalent or better provision in terms of quantity and quality in a suitable location, but it could be argued that although it proposes the replacement of the 17 existing full size tennis courts with 14 full size tennis courts, 3 of the tennis courts would be usable throughout the year regardless of weather conditions, arguably a better quality of facility for this long established Tennis Club that may justify the loss of the 3 tennis courts and the proposed residential redevelopment on part of the site. Although there have been criticisms that the proposed dome exceeds what is necessary to enhance the attractiveness of this Tennis Club, this application has been prompted by a need to upgrade the existing facilities as set out in the supportive statements and, to that extent, is supported by Sport England.

5. The need to finance the upgrading of the existing facilities to secure the continuation of the sports facility is a material consideration and evidence has been submitted in this connection. Some of the objections received refer to the option of securing Lottery Club funding, however, the decision of the tennis club to lose some of its land appears to be as a result of the need to self-finance this project and it is the merits or otherwise of this application that need to be considered.

6. The District Council had refused the application under ref. no. CH/2009/0949/FA for the erection of floodlighting at Courts 13 and 14 on amenity grounds and the Inspector considered that in that case it was necessary to balance the proposed increase opportunities to play sport against the impacts of the proposed floodlighting on neighbouring residential amenities. Given that Inspector's position, it could be argued that the improved tennis courts and the introduction of 3 all-weather covered pitches, in addition to the improved ancillary facilities is a material consideration that tips the balance in favour of allowing the loss of part of this site for residential redevelopment, which would in itself contribute 2 dwellings to help meet the Council's Housing requirement.

Character and Appearance of the Locality

7. This site lies within an Area of Special Character and Bull Lane is identified as being a 'Green Suburban Road' characterised by grass verges, thick hedges and mature trees enhancing the semi-natural, soft feel of the streetscape. In particular, it is noted that the locality is not strongly visually dominated by built form. Furthermore, the use of hard surfaces in front gardens, hard boundary treatments and buildings located closer to boundaries, limiting the space for landscape to fully mature are identified as threats to this Area of Special Character.

8. The 4 visually most noticeable elements in this application are the proposed dome enclosing 3 tennis courts, the erection of taller floodlights, the erection of 2 x 6 bedroom detached dwellings with their associated shared access, hardsurfaced parking and manoeuvring areas, and the proposed provision of a car park for 24 vehicles with its associated access.

9. The Parish Council and a large number of local residents have objected to the proposed Dome on the grounds of its size. During the course of the consideration of this application, amended plans have been submitted proposing a reduction in the overall height of the proposed Dome to 9 metres and the re-siting of the Dome so that it would be more centrally positioned within the application site, retaining a minimum

distance of between 32 - 54 metres from the south-east elevation of the proposed structure and the frontage of the site and introducing a minimum distance of 19.5 metres between the side elevations of the proposed dome and the west boundary of the site beyond which is a public footpath and then the nearest residential properties to the proposed Dome i.e. Maltman's End and Maryan House.

10. The size of the proposed Dome is such that it be highly visible from the adjacent dwellings and their gardens, the public footpath that runs between the western boundary of the site and the eastern boundaries of Maltman's End and Maryan House, and would be highly visible from public vantage points from Bull Lane. The visibility of the Dome from the public highway would be exacerbated in part by the loss of some frontage vegetation in order to achieve the visibility splays needed to provide a safe access and egress to the proposed car park. However, some new tree planting is proposed either side of the proposed access and within the proposed car park and within the land comprising the existing car park, and this could be conditioned to mitigate against the loss of the existing frontage vegetation. Furthermore, the dome would also be viewed in conjunction with the proposed 3.6m high court fencing that crosses much of this site, the proposed 8.4m high floodlights and the proposed reconfiguration of courts, which results in a net loss of grass courts.

11. The Inspector who allowed the appeal under ref. CH/2009/0949/FA for the erection of floodlighting at Courts 13 and 14 considered that in that case it was necessary to balance the proposed increased opportunities to play sport against the impacts of the proposed floodlighting on neighbouring residential amenities and that is a material consideration. In this case, it is necessary to balance the visual impact of the introduction of the proposed Dome on the views of the adjoining occupiers and from public vantage points with the proposed increased opportunities to play sport on a site that comprises a long established sports facility outside of the Green Belt, and in the context of the demands for more prominent structures to be provided at many sporting establishments and educational facilities in order to provide sporting facilities that meet modern demands.

12. Objections have been received that the application does not give sufficient detail of the design of the dome, but the submissions seem to be sufficient for this planning application. Objections have also been received that there is a change in the ground level on which the proposed dome would be sited, but given the distance of the proposed structure from the boundaries of the site it would be possible to attach a condition in the event of planning permission being forthcoming to precisely stipulate the finished floor level of the proposed dome and its overall height and its relationship with the ground levels at the edges of the site.

12. The application also proposes the introduction of 2 substantial detached dwellings with crown topped roofs on the easternmost portion of the site which currently comprises 2 hard tarmac courts, but which would be noticeable from Bull Lane and the adjacent dwellings and their curtilages. The proposed loss of recreational land is assessed above, but it is also necessary to assess the proposed introduction of the operational development comprising these 2 dwellings.

13. The Townscape Character Study identifies Bull Lane as a 'Green Suburban Road' and it falls within an Area of Special Character (ASC). This road is characterised by grass verges and thick hedges enhancing the semi-natural, soft feel of the streetscape and the front gardens with mature tree planting contribute to a semi-rural, 'green' streetscape character. The proposed dwellings would be noticeably bulkier than the adjacent property 'Little Paddock' but it is pertinent to note that the scale of 'Little Paddock' is no longer characteristic of this locality and it would be difficult to argue that the proposed dwellings are not of sufficient architectural quality. The proposed introduction of these dwellings would result in the introduction of a new shared access and would necessitate the removal of the existing hedging, but there would be the opportunity to provide some replacement landscaping including some tree planting to soften views of the proposed dwellings.

14. Some of the objections received have drawn attention to the fact that the ratio between the proposed building footprints and their curtilages would represent a development of the curtilages that is uncharacteristic of the density of development in this locality. However, the depth of the proposed rear gardens would be similar to that of the triangular rear garden of Little Paddocks and it may again be difficult to sustain a reason for refusal and may be preferable to secure measures to mitigate against a loss of visual amenity by way of conditioning materials and soft landscaping.

15. Objections have also been received regarding the proposed provision of a car park for 24 vehicles with its associated access. The existing car park for this facility is substandard and the access point has poor inter-visibility. In order to achieve acceptable visibility splays for the proposed car park, there would be a loss of existing boundary vegetation, which is one of the features identified as enhancing the semi-natural, soft feel of the streetscape and this element would also introduce additional hardsurfacing that would be visible from the public domain. However, in order to seek to mitigate against this harm to the visual amenities of this Area of Special Character, tree and shrub planting is proposed either side of the proposed access and 5 standard sized trees are proposed within the proposed car park, and the existing car park area would be returned to soft landscaping with the exception of a separate, safer pedestrian access. Given that the proposed location of the larger car park would help alleviate on-street parking and would help introduce a safer facility, it would be difficult to sustain a reason for refusal and it would be preferable to secure measures to mitigate against a loss of visual amenity by way of conditioning the materials for the hardsurfacing and soft landscaping.

16. The proposals also include improvements to the existing clubhouse but these are predominantly proposed to the rear elevation and would be screened from public vantage points.

17. Given the foregoing, no objections are raised regarding the impact of the proposal on the character and appearance of the area.

Amenity of neighbouring properties

18. A number of objections have been received on amenity grounds, covering various aspects of these proposals. With regard to the proposed dome, it is accepted that it would be highly visible from the adjoining properties but its relocation more centrally on this site, means that it would not cause any material loss of sunlight or daylight to any adjoining residential properties and it would no longer cause the over-shadowing of the Bowling Green that is a subject of many of the objections received.

19. Objections have also been received pertaining to glare from proposed lighting within the proposed dome and from the proposed floodlights lighting the external courts. As previously stated, conditional permission has been granted on appeal by 2 Inspectors for floodlighting at 5 of the existing tennis courts having found on balance in favour of improving the sports facilities at the club on the basis that the amenity of neighbouring residents could be protected by the imposition of conditions ensuring that acceptable luminance levels were not exceeded and that the floodlights are only operational between 08.00 hrs to 20.30 hours. In the event of planning permission being forthcoming, restrictive conditions pertaining to the proposed floodlights and the amount of any glare could be imposed as well as conditions limiting any increase in noise from any mechanical equipment, although the dome would not be an inflatable structure.

20. With regard to the proposed dwellings, Unit B would have a rear facing bedroom window at 1st floor level that would introduce angled views into the rear garden of Little Paddocks at a distance of about 6 metres, but it would be possible to condition the erection of a projecting privacy screen to overcome any introduction of a loss of privacy. Unit B would also now be at a distance of 15 metres from its rear boundary which abuts the rear of the side boundary of Lawn Meadow, and the amended plans submitted for Unit B comprise only high level rooflights for the 2nd floor rear facing bedroom to preclude any undue loss of privacy. Any side facing windows could be conditioned to be obscure glazed with restrictive opening.

21. Objections have also been received regarding the impact on the amenity of those residential properties opposite the proposed car park from vehicles manoeuvring into and out of the proposed car park and glare from their headlights. However, those dwellings on the south side of Bull Lane, The Traverse, Milton House and Witham House, are set back between 18 - 27 metres from their frontages and there is also an intervening carriageway and vegetation. There is a similar degree of separation between the dwellings opposite the proposed residential access. Given the benefits of a larger proposed car park for the Tennis Club that would alleviate the likelihood of on-street parking and given the benefits of an access with improved visibility, it would not be possible to raise objection to the possibility of some glare being perceived within the dwellings on the opposite side of the road given also their predominantly mature front boundary planting.

22. Objections have also been received regarding noise disturbance from vehicles manoeuvring within the proposed car park but given that those dwellings nearest to the proposed car park are separated by the intervening carriageway of Bull Lane and are set back from their frontages and have mature front boundary planting, it would not be possible to substantiate a reason for refusal on that basis.

23. It is regrettable that some objectors have apparently experienced littering and un-neighbourliness from existing Tennis Club members, but such objections are not material planning issues, and littering and anti-social behaviour are matters for highways and police enforcement.

24. One of the neighbouring land uses is a bowls club (to the north of the site). On the original proposals, the dome may have shadowed the neighbouring bowls green, and representations were received from the bowls club to this effect. That would be a legitimate concern, as it could result in the loss of a neighbouring community and sports facility (i.e. the bowls club), if the green is no longer as suitable for use. However, following these concerns, the proposal has been amended and the dome is now centrally located within the application site. It would not overshadow the bowls green and this concern has been overcome.

Parking and Traffic Generation

25. There is an objection from the Parish Council and local residents to the siting of the proposed access, however, the Highways Authority has raised no objection subject to the imposition of conditions on the basis that the proposed redevelopment would result in fewer vehicular movements and across 2 safer access points than the existing. Furthermore the proposed car park would provide a circulation route enabling vehicles to access and exit more safely in a forward direction and to manoeuvre more easily into the proposed parking spaces. Objections have been received from local residents on safety grounds pertaining to vehicular intensification and pedestrian safety along Bull Lane, however, there would be a reduction in the number of tennis courts and even with the vehicles generated by the 2 dwellings proposed there is no likely intensification in vehicular movements.

26. Furthermore, the proposals include improved visibility splays, although in order to provide acceptable visibility splays, an area of landscaping/hedging would need to be removed. It is also noted that within the vicinity of the proposed dwellings, there are no pedestrian footways and therefore any occupants of those dwellings would need to walk/cycle in the road to local amenities but this would not be a material worsening to the existing situation.

27. Following the initial comments of the Highways Authority a separate pedestrian access to the Sports Facilities is proposed in the position of the existing car park access. Also the proposed cycle store has been located adjacent to the pavilion to encourage the use of that sustainable mode of transport.

28. The application states that the existing permissive route through the site will be maintained to prevent the need for pedestrians walking in the carriageway and this route has now been more clearly shown.

However, in the absence of a formal agreement requiring the maintenance and retention of that annotated route, objections have been received to undue weight being given to it as a perceived benefit.

29. The Council's emerging Draft Car parking standards have been drawn up in the light of the guidance in the NPPF and require 2 spaces per tennis court i.e. 28 spaces for the 14 adult courts. These proposals comprise 24 on-site spaces, however, it would be difficult to defend a reason for refusal on highways grounds, given that although the proposed car park would have a deficit of 4 spaces, it would be laid out to provide ease of accessibility, parking and manoeuvring and it is a material consideration that the existing carpark has a greater deficit for the 34 spaces that would be needed to comply with the Draft standards and it also has poor accessibility and manoeuvring. 1 cycle space per 400 square metres of floorspace is also required in the emerging Draft standards and 16 spaces would be provided in compliance.

30. The proposed surfacing of the proposed car park is shown to be gravel and concerns have been raised that gravel would be disadvantageous to any disabled users, however, the 2 designated parking spaces for disabled users would be at the edge of the car park and it would be possible to condition a greater amount of level hardsurfacing around these spaces.

31. There is sufficient space within the proposed double garages and on the proposed hardsurfacing to the front of each of the proposed dwellings to park and manoeuvre 3 vehicles in accordance with the Council's adopted and emerging parking standards and to park a further vehicle at each dwelling for visitors.

Trees and Landscaping

32. As already stated, there are objections to the proposed loss of hedgerows and mature trees to enable the provision of acceptable visibility splays to enable the improved parking and access facilities. However, as accepted by the Council's Arboricultural Officer, the benefits of the improved access and parking, as well as the improved Tennis Club facility need to be weighed in the balance given that some mitigation is also proposed by way of replacement planting. As such, it would be difficult to sustain a reason for refusal on this basis.

Ecology

33. The Council's Ecological Advisor has raised no objection, despite the proposed loss of hedgerows and trees, subject to their removal being carried out under the auspices of a specialist ecologist outside of the breeding and nesting season for wild birds and any other protected species and conditions may be imposed in this connection.

Other Issues

34. The Bucks County Council SuDs officer has objected to the proposed increase in surfacing exacerbating surface water runoff and has advised that the hardsurfacing proposed to the front of the proposed dwellings must be conditioned to be permeable and that can be proposed in the event of planning permission being forthcoming. However, comments are awaited as to whether or not the attachment of conditions would be sufficient to overcome the objections in this connection.

35. The Council's Refuse and Recycling Officer has raised no objection to the proposals on the basis that the proposed residential dwellings will be able to store waste adjacent to the public highway for collection.

36. Objections have also been received to the absence of details of any proposed security fencing but although the existing tennis courts have perimeter fencing there is no existing all-enclosing security fencing.

37. Objections have been raised to the lack of public consultation prior to the submission of this application, but since its receipt as a formal application, this application has been the subject of extensive public consultation and the amended proposals have taken on board some of the objections received.

38. Objections have also been received to what has been wrongly construed as unfair bias to the applicant by way of allowing amendments to the application to seek to overcome some of the objections raised, however, the NPPF encourages negotiation and the District Council would be criticised in the event of it not appropriately working with the applicant. Furthermore objections have been received on the number of consultations received by residents but, the District Council has merely sought to ensure that all residents have been fully given the opportunity to comment so that all views may be taken into account.

39. The absence of prior public consultation by the applicant is not a reason to refuse this application and there has been thorough public consultation during the life of this application. Although the proposed dome and residential dwellings would be visually noticeable from adjoining properties and the street scene and bowling club, subject to the imposition of conditions including conditions to secure the erection of the dome and the other improvements to the tennis club facilities, these proposals would enable the continuation of the tennis club and would secure parking and visibility improvements and are recommended for approval.

Working with the applicant

40. In accordance with 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.

41. 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.

42. In this case, Chiltern District Council has worked with the applicant to overcome issues to which potential solutions could be found, accepting amended details throughout the course of the application and re-consulting the necessary consultees. The final details that were considered were regarded as acceptable.

Human Rights

43. 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 The development to which this permission relates must be begun before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of unimplemented planning permissions, to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 (1) of the Town & Country Planning Act 1990, as amended.

2 No other part of the development shall begin until the new means of access has been sited and laid out in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access within Highway Limits" 2013.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

3 No other part of the development shall begin until visibility splays have been provided on both sides of the accesses between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway measured from the intersection of the

centre line of the accesses. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

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

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

5 No development shall take place, including works of demolition, until a Construction Traffic Management Plan (CTMP) has been submitted to and approved by the Local Planning Authority, in conjunction with the Highway Authority. The CTMP shall include details of:

- (i) the routing of construction vehicles;
- (ii) the parking of vehicles of site operatives and visitors;
- (iii) loading and unloading of plant and materials;
- (iv) storage of plant and materials used in constructing the development;
- (v) operating hours;
- (vi) wheel washing facilities.

The approved plan shall be adhered to throughout the construction period.

Reason: In the interests of highway safety, convenience of highway users and to protect the amenities of residents and safeguard the visual amenities of the locality.

6 The approved redevelopment of the site for the retention/relocation of 14 full size tennis courts and 1 junior court, incorporating fencing, dome, floodlights, the laying out of a new car park for 24 vehicles and the refurbishment of the existing clubhouse including the addition of new decking, verandah, rooflights, and the provision of a shed, cycle parking and playground shall be substantially completed prior to the initial occupation of either of the 2 dwellings hereby approved.

Reason: To accord with the terms of the submitted application, which advanced that the loss of recreational land to facilitate the construction of two Class C3 dwellings is required to finance the approved redevelopment of the site and to ensure the timely implementation of the approved redevelopment.

7 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 and provision of artificial roost features, including bird and bat boxes.

Reason: In the interests of improving biodiversity in accordance with the National Planning Policy Framework 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.

8 Removal of vegetation shall be undertaken outside of the bird nesting season (March to August inclusive). If this is not possible, then a suitability qualified ecologist shall check the areas concerned immediately prior to the commencement of clearance works to ensure no nesting or nest-building birds are present. If any nesting activity is confirmed, no clearance will be permitted within the area until the birds have fledged and the nest is considered inactive.

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. Vegetation clearance outside the bird nesting season All wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended)

9 Prior to the commencement of the residential development 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.

10 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'.

11 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 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 1, 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 1.

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.

12 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 Class A, B, C, D, E, and F 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: In order that the Local Planning Authority can properly consider whether any future proposals will constitute overdevelopment of the site or will in any other way be detrimental to the character of the locality.

13 Prior to the initial occupation of the dwelling annotated as Plot B, details shall be submitted to and approved in writing of a privacy screen to be affixed to the eastern edge of the approved first floor rear facing bedroom window and such approved privacy screen shall be installed prior to the initial occupation and shall thereafter be retained.

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

14 The development hereby approved shall be implemented in accordance with the tree and hedge protection measures described in the Arboricultural Method Statement in Section 6 and the Tree Protection Plan in Appendix 3 of the Arboricultural Survey report dated 18/12/2018 by Merewood Arboricultural Services. This shall include the use of tree protection fencing and ground protection measures in accordance with these documents.

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.

15 The floodlights hereby approved shall not be operational except between the hours of 08.00hrs to 20.30 hrs.

Reason: To accord with the terms of the submitted application and to safeguard the amenities of the adjoining occupiers.

16 Before the first occupation of each of the dwellings hereby permitted the window(s) at first floor level in their side elevations shall be fitted with obscured glazing and any part of the window(s) that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter unless agreed in writing by the Local Planning Authority.

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

17 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping at a scale of not less than 1:500 which shall include indications of all existing trees and hedgerows on the land, with details of those to be retained, and those to be felled being clearly specified.

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

18 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.

19 Prior to the commencement of any works on site, detailed plans, including cross sections as appropriate, showing the existing ground levels and the proposed slab and finished floor levels of the dwelling(s) and Dome hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed datum point normally located outside the

application site. Thereafter the development shall not be constructed other than as approved in relation to the fixed datum point.

Reason: To protect, as far as is possible, the character of the locality.

21 The tennis courts hereby approved shall only operate between the hours of 07.00 hrs and 21.00 hrs and the clubhouse shall only be used between the hours of 10.00 hrs and 23.00 hrs on Mondays to Saturdays and between the hours of 12.00 hrs and 22.30 hrs on Sundays and Bank Holidays.

Reason: To protect the amenities of adjoining occupiers. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

22 AP01 Approved Plans

INFORMATIVES

1 The applicant is advised that the off-site works will need to be constructed under a section 278 of the Highways Act legal agreement. This agreement 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 minimum period of 8 weeks is required to draw up the agreement following the receipt by the Highway Authority of a completed Section 278 application form. Please contact the Transport Development Control Section at the following address for information or apply online via Buckinghamshire County Council's website at [https://www.buckscc.gov.uk/services/transportand-roads/highways-development-management/apply-online/section278-agreement/Highways Development Management 6th Floor, County Hall Walton Street, Aylesbury, Buckinghamshire HP20 1UY](https://www.buckscc.gov.uk/services/transportand-roads/highways-development-management/apply-online/section278-agreement/Highways%20Development%20Management%206th%20Floor%2C%20County%20Hall%20Walton%20Street%2C%20Aylesbury%2C%20Buckinghamshire%20HP20%201UY) Telephone 01296 382416

2 Information for Developers and guidance documents can be found online at http://www.southbucks.gov.uk/information_for_developers
<http://www.chiltern.gov.uk/article/2054/Information-for-Developers>

PL/19/3006/FA

Case Officer: Melanie Beech
Date Received: 30.08.2019 Decide by Date: 06.02.2020
Parish: Chesham Ward: Asheridge Vale And Lowndes
App Type: Full Application
Proposal: Two storey rear extension to 212 Chartridge Lane, and the construction of two detached dwellings to land to rear of, and adjacent to 212 Chartridge Lane. Provision of associated vehicular access and amenity space
Location: Land at rear of and adjacent to 212 Chartridge Lane
Chesham
Buckinghamshire
HP5 2SF
Applicant: Mr & Mrs Brandon

SITE CONSTRAINTS

Adjacent to C Road
Adjacent to Unclassified Road
North South Line
Townscape Character

CALL IN

Councillor Bacon and Councillor MacBean have requested that this application be determined by the Committee if the officers' recommendation is to approve.

SITE LOCATION

The application site is located on the South-western side of Chartridge Lane within the built up area of Chesham. It slopes steeply downwards away from the road and currently consists of a detached dwelling situated towards the front of the plot and a detached single garage to the south of the dwelling.

The site is surrounded by residential development; no.216 to the north-west, no. 210 to the rear, and a development site to the south-east consisting of two pairs of semi-detached houses at the front of the site, a single detached dwelling in the middle of the site, and four detached dwellings in a row at the rear of the site. These are currently under construction.

THE APPLICATION

This application seeks planning permission to extend the existing house at no.212 Chartridge Lane and erect two new dwellings; one adjacent to the existing dwelling and one to the rear.

The proposed extension measures 5.1m in depth and 6.3m in width. It is two storeys in height with the ridge and eaves height matching the existing dwelling.

The proposed dwelling on plot 1 is 12.7m deep and 5.3m wide. It is a two storey, pitched roof dwelling with an eaves height at the front of 5m and a ridge height at the front of 7m. It includes a lounge, kitchen/diner, utility room and shower room on the ground floor, and three bedrooms and bathroom on the first floor.

The proposed dwelling on plot 2 measures 7.4m deep by 14.5m wide. It is a bungalow with a maximum eaves height of 3.1m and a maximum ridge height of 6.4m. It includes a lounge, kitchen/dining area and two bedrooms on the ground floor, and a third bedroom and bathroom within the roof space.

It is proposed to widen the existing access point to 4.8m for use by the existing dwellings at 212 and 210 Chartridge Lane, and the proposed dwelling on plot 2. In addition, it is proposed to create a new access to serve the new dwelling on plot 1, measuring 4.8m in width.

Each dwelling is provided with two car parking spaces, a rear garden and space for bin storage.

RELEVANT PLANNING HISTORY

CH/2015/1713/FA - Land at 206-212 Chartridge Lane. Erection of three detached dwellings and detached garage, creation of vehicular access - Conditional Permission.

CH/2017/0846/FA - Re-development of site (Land at and to the rear of 206 - 208 Chartridge Lane), 5 detached dwellings (4 with integral garages, 1 detached garage), associated hard landscaping, parking and creation of vehicular access - Refused, allowed on appeal.

CH/2017/1959/FA - Re-development of site (Land at and to the rear of 206 - 208 Chartridge Lane) comprising 5 dwellings (4 with integral garages), associated hard landscaping, parking and creation of vehicular access - Refused.

CH/2018/0854/FA - Demolition of Nos. 206 and 208 Chartridge Lane and erection of two pairs of semi-detached dwellings along Chartridge Lane and one detached dwelling to the rear (comprising the reconfiguration of plot 5 approved under planning permission CH/2017/0846/FA), associated hard landscaping, parking and altered vehicular access - Conditional Permission.

PL/18/3904/VRC - Variation of Condition 14 of planning permission CH/2018/0854/FA (Demolition of Nos. 206 and 208 Chartridge Lane and erection of two pairs of semi-detached dwellings along Chartridge Lane and one detached dwelling to the rear (comprising the reconfiguration of plot 5 approved under planning permission CH/2017/0846/FA), associated hard landscaping, parking and altered vehicular access) to allow amended design of detached dwelling on plot 5 - Conditional Permission.

PL/18/4372/VRC -Variation of Condition 14 of planning permission CH/2018/0854/FA (Demolition of Nos. 206 and 208 Chartridge Lane and erection of two pairs of semi-detached dwellings along Chartridge Lane and one detached dwelling to the rear, associated hard landscaping, parking and altered vehicular access) to allow amended design of semi-detached dwellings on Plots 6 to 9 - Conditional Permission.

PL/19/1831/VRC - Variation of condition 7 of planning application PL/18/4372/VRC (Variation of Condition 14 of planning permission CH/2018/0854/FA (Demolition of Nos. 206 and 208 Chartridge Lane and erection of two pairs of semi-detached dwellings along Chartridge Lane and one detached dwelling to the rear, associated hard landscaping, parking and altered vehicular access) to allow amended design of semi-detached dwellings on Plots 6 to 9) to allow detached garage to plot 5 - Conditional Permission.

PL/19/4027/VRC - Variation of condition 13 of planning permission PL/19/1831/VRC (Variation of condition 7 of planning application PL/18/4372/VRC (Variation of Condition 14 of planning permission CH/2018/0854/FA (Demolition of Nos. 206 and 208 Chartridge Lane and erection of two pairs of semi-detached dwellings along Chartridge Lane and one detached dwelling to the rear, associated hard landscaping, parking and altered vehicular access) to allow amended design of semi-detached dwellings on Plots 6 to 9) to allow detached garage to plot 5) to allow amendment to plot 5 garage, replacement of brick retaining walls with timber

sleeper retaining walls and insertion of obscure windows to side elevations of plots 6-9 - Conditional Permission.

PL/19/0450/FA - Redevelopment of the site to provide 6 dwellings (4 apartments and 2 houses) with associated access, amenity and car parking - Refused, appeal in progress.

TOWN COUNCIL

"The Committee recommends REFUSAL of this application of the grounds of overdevelopment and backland development; the impact on the amenity upon neighbouring properties and concerns that the narrow access lane does not meet minimum highway standards."

REPRESENTATIONS

7 letters have been received in relation to the application which are summarised below:

- Disturbance and disruption during construction
- Inaccurate plans [officer note: amended plans have been provided by the applicant]
- Adverse impact on character of the area
- Visual coalescence between the two houses fronting the road
- One additional dwelling would be more acceptable than two
- View from Pednor Valley is being ruined
- Small gardens
- Inadequate parking provision
- Loss of privacy from overlooking
- Increased demand on water supply
- Impact on solar panels on neighbouring property
- Impact on boundary hedge which has wildlife value and oak tree in neighbouring garden
- Request conditions to restrict any increase in size to plot 2, any planting which would affect the solar panels, any removal of the boundary hedge, and a requirement to reduce the height/width of the nearby oak tree
- Also recommend a separate access for the existing dwelling

CONSULTATIONS

Highway Authority: No objection subject to conditions.

Building Control No objection.

Waste services No objection.

Tree Officer No objection.

POLICIES

National Planning Policy Framework (NPPF), February 2019.

Core Strategy for Chiltern District - Adopted November 2011: Policies CS4, CS8, CS20, CS24, CS25, CS26.

The Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 and November 2011. Saved Policies: GC1, GC2, GC3, GC4, H3, H11, H12, TR2, TR11, TR15, TR16.

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

EVALUATION

Principle of Development

1. The site is located within the built up area of Chesham where in accordance with Local Plan Policy H3, proposals for new dwellings are acceptable in principle subject to there being no conflict with any other Local Plan policy. In addition, the spatial strategy for Chiltern District, in accordance with Policies CS1 and CS2 of the Core Strategy, is to focus development on land within existing settlements and in particular to the built up areas of the main settlements which include Chesham.

Design/character & appearance

2. This application follows the refusal of an application on the same site for the erection of 6 dwellings (4 apartments and 2 houses), reference PL/19/0450/FA. That application is currently at appeal. The reasons for refusal related to the character and appearance of the area, amenity space, impact on no. 210 Chartridge Lane, inadequate parking and access, and inconvenient bin storage.

3. In comparison to the previous scheme, the density of proposed development has been significantly reduced. The proposed dwelling on plot 1 is comparable to the existing dwelling at 212 Chartridge Lane in terms of scale, size and appearance. There is a gap of 1.8m between the two dwellings and significantly larger gaps either side of the dwellings to the other neighbouring properties, as shown on the proposed street scene (drawing no. TL-388-19-3C). As such, it is not considered that the proposed development would create visual coalescence or have an adverse impact on the appearance of Chartridge Lane.

4. With regard to the proposed dwelling on plot 2, it will not be highly visible from Chartridge Lane and will be screened from views to the south by the existing dwelling at no. 210 Chartridge Lane. Its siting between two rows of dwellings is comparable to the single detached dwelling approved on the adjacent site (which was allowed on appeal), although its height is approximately 1m lower and is therefore arguably less intrusive.

5. The proposed rear extension to no. 212 Chartridge Lane is also considered to be acceptable as it is a proportionate addition to the existing dwelling which is comparable in depth to the approved dwellings at the neighbouring site. This is clearly shown on the submitted location plan and site plan.

6. Based on the above assessment, the proposed development is not considered to have an adverse impact on the character of the area and therefore complies with the relevant Development Plan policies.

Residential amenity

7. Local Plan Policy GC3 refers to the protection of amenities throughout the district. It states that the Council will seek to achieve good standards of amenity for the future occupiers of that development and to protect the amenities enjoyed by the occupants of existing adjoining and neighbouring properties. Where amenities are impaired to a significant degree, planning permission will be refused.

8. No. 216 Chartridge Lane is situated to the north-west of the application site but is set back over 30m from the road. As such, the proposed dwelling at the front of the site will be adjacent to their driveway and parking area, and will not overlook any private areas. In addition, the proposed bungalow is sited adjacent to the side wall of a single storey element of the neighbouring property. Given the single storey nature of the proposed bungalow and the distance to the neighbouring property (approximately 8m), it is not considered that the proposed dwelling on plot 2 would cause any visual intrusion or loss of privacy. It is also noted that the previous application (PL/19/0450/FA) was not refused on any impact on the neighbouring property at no.216 and the current scheme represents a reduction in development in comparison. As such, it would not be reasonable to introduce a reason for refusal in relation to this neighbouring property now.

9. No. 210 Chartridge Lane is situated to the south-west of the application site on lower land, approximately 11m away from the proposed bungalow. There is an existing outbuilding, driveway and parking area between no.210 and the proposed bungalow. One of the reasons for refusing the previous application related to the impact of the proposed bungalow on the neighbouring dwelling at no. 210. In comparison to the refused scheme, there are now only 2 small ground floor bathroom windows on the side elevation which faces towards no. 210 and no first floor windows. A condition can be imposed to ensure that these are obscure glazed. In addition, a condition can be imposed to restrict Permitted Development rights for the proposed bungalow, to ensure that the Council has control over any extensions proposed. Subject to these conditions, it is not considered that the proposed development impairs amenities to a significant degree to warrant a reason for refusal.

10. With regard to the new dwellings which are being constructed on the adjacent site, the proposal has been designed and sited so that the amenities of these new properties are not adversely affected. With regard to the proposed extension to no. 212 Chartridge Lane, it is necessary to impose a condition to ensure that this is constructed prior to the new dwelling on plot 1, so as to avoid the new dwelling being overbearing on the existing garden and rear windows of no. 212 Chartridge Lane.

11. With regard to the amenities of future occupiers of the development, each dwelling has been provided with a private rear garden and adequate bin storage. It is acknowledged that Members previously considered that the proposed gardens were too small, and the occupiers of the development would have to carry their bins too far to the collection point on Chartridge Lane. In response to these concerns, it is noted that the proposal is now for half the number of dwellings than previously proposed. As such, each dwelling has an adequate sized garden which is appropriate for the amount of accommodation proposed. It is also noted that the proposed bin stores are located closer to the collection point than the existing dwelling at no. 210 Chartridge Lane, or the dwellings which were allowed on appeal on the adjacent site. As such, no objections are raised in this regard. There are also no objections from the Council's waste team.

Parking/Highway implications

12. In accordance with Policy TR16 of the Local Plan, the Council's parking standard is two spaces for dwellings with a gross floor area of less than 120sqm, and three spaces for dwellings with a gross floor area in excess of 120sqm. Two spaces have been provided for the bungalow and the new dwelling on plot 1, which meets these standards.

13. The proposed extension to the existing dwelling at no. 212 Chartridge Lane extends the gross floorspace to approximately 149sqm. Given the sustainable location of the site, the modest size of the dwelling and the minor shortfall of one space, it is not considered that a reason for refusal based on parking could be sustained, particularly given the Inspector's comments in relation to the adjacent site:

"Paragraphs 17 and 39 of the Framework collectively state that growth should be managed to make the fullest use of walking, cycling and public transport and that local parking standards should take into account the accessibility of development and the availability of public transport. In view of this, and the site's location within an urban area approximately 1 mile from the town centre and train station, and near to local bus stops, I am satisfied that future occupants would have good accessibility to a wide range of employment, services and facilities via walking, cycling and public transport and that a reduced parking standard would therefore be acceptable."

14. With regard to the impact of the development on the highway network, the comments from the Highway Authority are noted, which raise no objection subject to conditions. In comparison to the previous scheme, the number of dwellings proposed has been reduced by half and therefore the impact on the highway network is significantly reduced.

Ecology

15. A Preliminary Roost Assessment (March 2019) and a single nocturnal survey (May 2019) have been carried out, which confirm that overall the site offers low roosting opportunities for bats. Therefore, in consultation with the Ecology Officer, no objections are made to the application in terms of ecology, subject to a condition to require details of ecological enhancements to ensure that a net gain in biodiversity is achieved.

Trees

16. Policy GC4 of the Local Plan seeks to protect existing established trees and hedgerows in sound condition and of good amenity and wildlife value. In this regard, the existing hedges around the site are to be retained, and there are no significant trees that are affected by the proposals. It is noted that there is an oak tree in the front garden of no.216 Chartridge Lane which is protected by a Tree Preservation Order. However, the development is located a sufficient distance from this tree so that it will not be affected by the development. As such, in consultation with the tree officer, no objections are raised in this regard.

Drainage

17. The site is not located within any designated critical drainage area but it is acknowledged that the proposed development would increase the amount of hard surfacing and that drainage is a particular issue in Chesham. In this regard, a condition requiring details of the proposed materials would ensure that the parking and turning areas would be constructed in permeable materials. Furthermore, it is noted that it is an offence under the Highways Act for water to run off onto the highway. The development would also need to meet building regulations with regard to proper drainage.

Affordable Housing

18. With regard to affordable housing, Policy CS8 of the Core Strategy requires at least one affordable housing unit on sites of 5 to 7 dwellings. However, the National Planning Practice Guidance (NPPG) states that there are specific circumstances where contributions for affordable housing and tariff style planning obligations should not be sought, including from small scale and self-build development, such as developments of 10 units or less, or which have a gross floorspace of less than 1,000sqm. As the proposed development falls below these thresholds and the NPPG carries greater weight than the Core Strategy, no objections are raised to the scheme without a contribution to affordable housing.

Conclusions

19. In conclusion, the proposed development represents a significant reduction in the number of dwellings proposed in comparison to the previous scheme. Based on the above assessment, the design and siting of the proposed dwellings is not considered to adversely affect the character of the area, amenities of neighbouring properties, highway safety, trees or ecology. As such, the proposal complies with the relevant Development Plan policies and is therefore recommended for approval, subject to conditions.

20. The applicant has agreed to the pre-commencement conditions.

Working with the applicant

21. 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.

Human Rights

22. 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 The development to which this permission relates must be begun before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of unimplemented planning permissions, to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 (1) of the Town & Country Planning Act 1990, as amended.

2 Before any construction work above ground 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 submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in the approved materials.

Reason: To ensure that the external appearance of the development is not detrimental to the character of the locality or create flooding issues, in accordance with Policies GC1, GC10 and H3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and Policy CS20 of the Core Strategy for Chiltern District (Adopted November 2011).

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

Reason: To protect, as far as is possible, the character of the locality, 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.

4 Prior to the commencement of development approved by this planning permission, 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.

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.

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

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 this condition, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of this condition, 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 this condition.

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.

5 No development shall take place, including works of demolition, until a Construction Traffic Management Plan (CTMP) has been submitted to and approved by the Local Planning Authority, in conjunction with the Highway Authority. The CTMP shall include details of:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- operating hours
- wheel washing facilities

The approved plan shall be adhered to throughout the construction period.

Reason: In the interests of highway safety, convenience of highway users and to protect the amenities of residents, in accordance with Policies TR2 and TR3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011 and Policies CS25 and CS26 of The Core Strategy for Chiltern District, Adopted November 2011.

6 Prior to the occupation of the dwelling shown on plot 1, the new access to Chartridge Lane shall be laid out in accordance with the approved plans. The access shall be constructed in accordance with Buckinghamshire County Council's Guidance note, "Commercial Vehicular Access within Highway Limits" 2013.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway, in accordance with Policies TR2 and TR3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011 and Policies CS25 and CS26 of The Core Strategy for Chiltern District, Adopted November 2011.

7 The new dwelling shown on Plot 2 on the approved plans shall not be occupied until the existing means of access has been altered in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2013.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway, in accordance with Policies TR2 and TR3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011 and Policies CS25 and CS26 of The Core Strategy for Chiltern District, Adopted November 2011.

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

Reason: To enable vehicles to 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.

9 No development above ground level 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 to ensure 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 policies CS20 and CS24 of the Core Strategy for Chiltern District (Adopted November 2011).

10 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 and to ensure biodiversity enhancements and to ensure 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 policies CS20 and CS24 of the Core Strategy for Chiltern District (Adopted November 2011).

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

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 policy CS20 of the Core Strategy for Chiltern District (Adopted November 2011).

12 Prior to the occupation of the development hereby permitted, the bin storage shall be implemented in accordance with the approved plans and thereafter permanently retained for bin storage.

Reason: To ensure that the development respects the character of the area, does not appear cluttered with bins and to ensure that there is adequate bin storage for future occupiers of the development, in accordance with policies GC1, GC3 and H3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and policy CS20 of the Core Strategy for Chiltern District (Adopted November 2011).

13 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, shall be inserted in any of the elevations of the bungalow on plot 2 hereby permitted.

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.

14 Before any construction work above ground level commences on the new dwelling shown on plot 1, the approved extension to the existing dwelling at 212 Chartridge Lane must be substantially complete.

Reason: To protect the amenities of the existing dwelling at 212 Chartridge Lane, 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.

15 Before the first occupation of the dwelling hereby permitted on plot 2, the window(s) at ground floor level in the south-west elevation shall be fitted with obscured glazing and any part of the window(s) that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter unless agreed in writing by the Local Planning Authority.

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

16 Notwithstanding the provisions 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 - 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: In order that the Local Planning Authority can properly consider whether any future proposals will be detrimental to the character of the locality or the amenities of neighbouring properties, in accordance with policies GC1, GC3 and H3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and policy CS20 of the Core Strategy for Chiltern District (Adopted November 2011).

17 AP01 Approved Plans

The End