



Planning Committee

Wednesday, 23 May 2018 at 4.15 pm

Council Chamber, Capswood, Oxford Road, Denham

A G E N D A

Item

1. Evacuation Procedure
2. Apologies for Absence
3. Minutes (*Pages 3 - 6*)

To approve the minutes of the Planning Committee held on 18 April 2018.

4. Declarations of Interest
5. Applications and Plans

The files for each application are available for public inspection at the Council Offices.

A. Committee decision required following a site visit and/or public speaking.

17/01853/FUL - Cut Heath House, Parsonage Lane, Farnham Common, Buckinghamshire, SL2 3PA (Pages 7 - 18)

18/00519/OUT - Land Rear of 8 Somerset Way, Iver, Buckinghamshire, SL0 9AF (Pages 19 - 26)

B. Committee decision required without a site visit or public speaking

18/00520/FUL - 38 Heath Road, Beaconsfield, Buckinghamshire, HP9 1DG (Pages 27 - 34)

C. Committee observations required on applications to other Authorities

None.

D. To receive a list of applications already determined under delegated powers by the Interim Head of Planning and Economic Development (Pages 35 - 78)

For information.

6. Enforcement

No updates to report.

7. Planning Appeals and Schedule of Outstanding Matters (*Pages 79 - 82*)

For information.

Note: All reports will be updated orally at the meeting if appropriate and may be supplemented by additional reports at the Chairman's discretion.

Date of next meeting – Wednesday, 20 June 2018

Membership:

To be agreed at Annual Council on 16 May 2018

Public Speaking

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PLANNING COMMITTEE (SBDC)

Meeting - 18 April 2018

Present: R Bagge (Chairman)
D Anthony, M Bezzant, B Gibbs, J Jordan, M Lewis,
Dr W Matthews, G Sandy and D Smith

Also Present:

Apologies for absence: S Chhokar, T Egleton and P Hogan

*No site visit was required

67. MINUTES

The minutes of the meeting held on 28 March 2018 were confirmed and signed by the Chairman.

68. DECLARATIONS OF INTEREST

None.

69. APPLICATIONS AND PLANS

Key to the following decisions:

ADV - Consent to Display Adverts; ARM - Approval of Reserved Matters; CI - Certificate of Lawfulness Issued; CON - Conservation Area Consent; D - Deferred; D (INF) - Deferred for Further Information; D (SV) - Deferred for Site Visits; D (PO) - Deferred for Planning Obligation; D (NEG) - Deferred for Negotiations; FCG - Consent for Tree Work; PCR TPO Part Consent/Part Refusal; LBC - Listed Building Consent; OP - Outline Planning Permission; P - Application Permitted; R - Refused or Rejected; R (AO) – Refused against Officer recommendation; RC - Removal of Condition; TC - Temporary Consent; TP - Temporary Permission; ULBC - Unconditional Listed Building Consent; UP - Unconditional Permission; VG - Variation Granted; W - Application Withdrawn.

(A) COMMITTEE DECISION REQUIRED FOLLOWING A SITE VISIT AND/OR PUBLIC SPEAKING:

None.

(B) COMMITTEE DECISION REQUIRED WITHOUT A SITE VISIT OR PUBLIC SPEAKING:-

		Decision
Plan Number:	18/00213/FUL	PER
Applicant:	Mr Iqbal	
Proposal:	Porch; Single storey front and side extension; Part double storey, part single storey rear extension; Loft conversion with dormer. 14 Wooburn Green Lane, Holtspur, Beaconsfield, Buckinghamshire, HP9 1XE	
<p>The Committee noted revisions to the Conditions:</p> <ol style="list-style-type: none"> 1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice. (NS01) <p>Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).</p> <ol style="list-style-type: none"> 2. The development to which this planning permission relates shall be undertaken in accordance with the drawings referred to in the list at the foot of this decision notice (NMS11a) <p>Reason: To ensure a satisfactory form of development and to accord with the terms of the submitted application. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)</p> <ol style="list-style-type: none"> 3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building. (NM03) <p>Reason: To safeguard the visual amenities of the area. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)</p> <p>An additional Informative was proposed by the Planning Officer:</p>		

5. The applicant is advised that this planning permission does not supersede, override or extend the timescale for the requirement to comply with the terms of the Enforcement Notice issued by the Council on 27th April 2016 and upheld on appeal under Planning Inspectorate Reference APP/N0410/C/16/3151780. The Enforcement Notice requires the removal of the unauthorised development specified therein, the making good of the existing dwelling and the removal of debris from the site. The date for compliance with this notice is 1st November 2018.

Following discussion, it was

RESOLVED that the application be permitted subject to the conditions as amended and informatives as per the report, as well as the additional informative proposed by the Planning Officer.

(C) COMMITTEE OBSERVATION REQUIRED ON APPLICATIONS TO OTHER AUTHORITIES

None.

(D) APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

The Committee received for information a list of the applications dealt with under delegated authority by the Head of Sustainable Development.

70. ENFORCEMENT

The Chairman expressed thanks to Ben Temple, Enforcement Manager, who would be leaving the Council shortly. The new Enforcement Manager, Mitch Kitts, was welcomed by the Committee.

No updates were reported relating to enforcement notices.

71. PLANNING APPEALS AND SCHEDULE OF OUTSTANDING MATTERS

The Committee received for information a progress report which set out the up-to-date position relating to Planning Public Inquiries, Hearings and Court Dates.

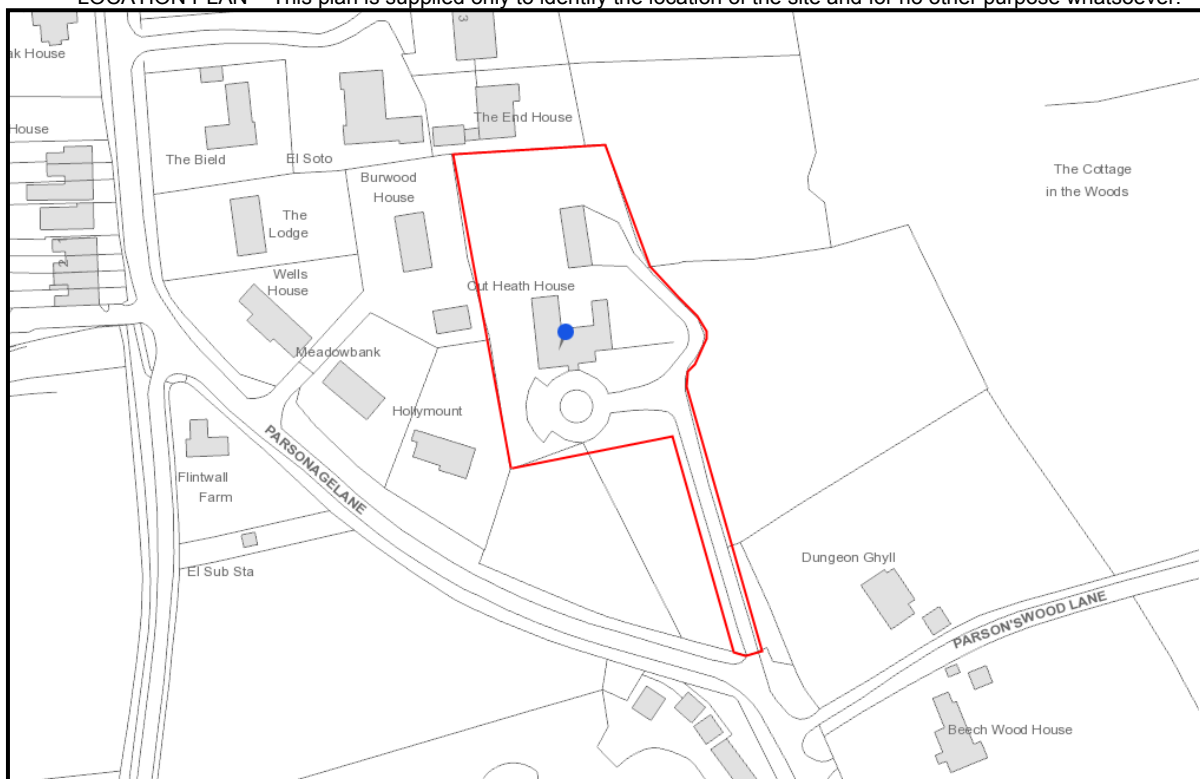
RESOLVED that the report be noted.

The meeting terminated at 4.50 pm

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 23 May 2018**Parish:** Farnham Royal Parish Council

Reference No:	17/01853/FUL	Full Application
Proposal:	Redevelopment of site to provide 8 detached dwellings with integral garages.	
Location:	Cut Heath House, Parsonage Lane, Farnham Common, Buckinghamshire, SL2 3PA	
Applicant:	Mr & Mrs R Pomeranke	
Agent:	Mr Robert Clarke	
Date Valid Appl Recd:	6th October 2017	
Recommendation:	PER	

LOCATION PLAN – This plan is supplied only to identify the location of the site and for no other purpose whatsoever.



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SCALE : NOT TO SCALE

Classification: OFFICIAL

THE PROPOSAL:

This application proposes the redevelopment of the site to provide 8 detached dwellings.

The original dwelling on the site has been demolished and it is proposed to replace it with 8 detached two storey dwellings, with accommodation within the roof space, served by dormer windows and roof lights. The proposed dwellings would all display a ridge height of 9m, and would all incorporate an integral garage.

It is important to note that there is an extant planning permission on the site for the replacement of the original dwelling with 4 larger detached dwellings, under ref. 15/00958/FUL. The access arrangements and alterations to the existing access drive proposed within this current application remain the same as that previously granted planning permission.

LOCATION & DESCRIPTION OF SITE:

The proposal site is substantial in size and is within the developed area of Farnham. The Green Belt does lie immediately to the east of the boundary of the site. The application site excludes the eastern part of land which is within the Green Belt. The area is rural in character, with residential development stretched along the highway, with high degrees of mature screening.

RELEVANT PLANNING HISTORY:

- 12/00940/FUL: Redevelopment of site to provide four detached dwellinghouses and detached garages. Conditional Permission.
- 15/00958/FUL: Redevelopment of site to provide four detached dwellinghouses and detached garages (Amendment to Planning Permission 12/00940/FUL). Conditional Permission.
- 15/00959/CLOPED: Application for a Certificate of Lawfulness for proposed: Building operations to complete the redevelopment of site to provide four detached dwellinghouses and detached garages in accordance with planning permission 12/00940/FUL. Granted.

REPRESENTATIONS AND CONSULTATIONS:

PARISH COUNCIL COMMENTS:

Objections are raised on the following grounds:

- All supporting statements should be required;
- Affordable housing should be provided on-site;
- Details of defensible space/landscaping is required;
- Pd rights should be removed to ensure garages are retained for parking.

They also submit a set of standard comments relevant to all applications within the parish of Farnham, and which refer to the fact that the Council should be satisfied that the proposals meet the relevant policy requirements.

Classification: OFFICIAL

Classification: OFFICIAL

CORRESPONDENCE:

Letters of objection have been received from 25 separate properties. Concerns raised include:

- Out of character;
- Overdevelopment;
- Increase in traffic;
- Dangerous access;
- Out of scale;
- Adverse highway implications;
- Impact on trees;
- Cramped;
- Adverse impacts on amenities of neighbouring properties;
- Impact on Green Belt;
- Impact on AONB;
- Flooding;
- Sewerage capacity.

SPECIALIST ADVICE:

Building Control:

No comments received to date.

Arboriculturalist:

No objections.

Transport for Buckinghamshire:

No objections.

City of London:

Object on grounds that the proposal will urbanise the character of the area and adversely impact upon Burnham Beeches.

Bucks Education Service:

No education contribution required.

Woodlands Trust:

Object - damage to adjacent ancient woodland.

Natural England:

No objections

SBDC Waste:

There would need to be space/hardstanding placed adjacent to Parsonage Lane for bins to be collected.

Classification: OFFICIAL

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ISSUES & POLICY CONSIDERATIONS:

RELEVANT POLICY:

National Policy
National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

Development Plan:

South Bucks Local Development Framework Core Strategy (adopted February 2011)CP3, CP8, CP9.
South Bucks District Local Plan (adopted March 1999) (Saved policies) GB1, L10, EP3, EP4, H9, TR5, and TR7.

Other material considerations:-

Residential Design Guide SPD
Interim Guidance on Residential Parking Standards
Affordable Housing SPD
South Bucks Townscape Character Study 2017

1.0 KEY POLICY ASSESSMENT:

1.1 The NPPF was published on the 27th March 2012 and whilst this replaced the previous Planning Policy Statements and Guidance Notes, it does not replace existing local policies that form part of the development plan. It does state however, that the weight that should be given to these existing local policies and plans will be dependent on their degree of consistency with the NPPF. Therefore, the closer the policies in the development plan to the policies in the Framework, the greater the weight that may be given to them. With regard to this specific application, it is considered that most of the relevant local policies, as highlighted above, are in accordance with the NPPF, and as such, it is considered that they should be afforded significant weight and that it is considered appropriate to still assess this current application against the relevant local policies set out above. The exception to this is policy GB1 which is not entirely in accordance with the NPPF. Where there is a difference or conflict in policy, then the NPPF takes precedence.

2.0 GREEN BELT ASSESSMENT:

2.1 The only part of the application site that falls within the Green Belt is a small section of the access drive. The driveway element of the current scheme does not differ in any way to that of the extant scheme, which was considered acceptable from a Green Belt point view. There have also been no changes in the development plan or National Planning Policy since the approval of the previous scheme which indicate that this element of the proposal should no longer be treated favourably from a Green Belt point of view.

2.2 It is acknowledged that whilst a majority of the site does not fall within the Green Belt, it does lie immediately adjacent to it, so there does need to be some form of assessment to consider its overall impact on the adjacent Green Belt. Whilst this current application proposes to double the amount of dwellings to be provided on site over that of the extant scheme, the overall level of built form would not increase, as the dwellings would be smaller, generally fit within the footprint of the extant larger dwellings, and would be slightly lower in height. The proposed dwellings would also be no closer to the Green Belt boundary than that of the approved dwellings. As such, it is considered that the current scheme would not have a materially greater impact on the open and undeveloped nature of the adjacent Green Belt than that of the extant scheme, and therefore, it is considered that there are no grounds to find the scheme unacceptable in terms of its impacts on the Green Belt.

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3.0 AFFORDABLE HOUSING:

3.1 The NPPG sets out guidance and thresholds for when planning obligations relating to affordable housing can be sought on planning applications. This application exceeds the thresholds for when such obligations should not be sought, therefore the Council's own affordable housing policy can be applied to the application.

3.2 Policy CP3 of the Core Strategy sets out the Council's affordable housing requirements. It requires that schemes of 5 or more units must provide 40% of the proposed units as affordable housing, with such provision being provided on site in the first instance. If this cannot be achieved, then it would be for the applicant to demonstrate and justify this, providing a viability assessment setting out what they consider to be a more appropriate amount and/or why an off-site provision is more appropriate.

3.3 In this instance, the applicant originally proposed to provide a financial contribution towards off site affordable housing provision. However, Policy CP3 sets out that Affordable housing should normally be provided on-site. This approach is in line with the NPPF which states that local authority policies should seek to provide affordable housing on-site, unless off-site provision or a financial contribution can be robustly justified and the agreed approach better contributes to the objective of creating mixed and balanced communities. On this basis Officer's sought further justification from the applicant. In response, the applicant has approached a number of Housing Associations, to see if they would be willing to take on any of the proposed units, and therefore establish whether there is any opportunity to provide on-site provision.

3.4 One of those Housing Associations has advised that it would be able to offer on three of the dwellings. As such, there is evidence that the site is in a suitable location and of a size where affordable housing could be appropriately managed by a Housing Association. In light of this offer, the applicant's agent has confirmed that the applicant is willing to enter into a Legal Agreement to secure three affordable units on site.

3.5 It is noted that a total of 3 dwellings would equate to a 37.5% provision towards Affordable Housing and that this is slightly below the 40% requirement set out in Policy CP3. However, given the minor reduction from the 40% requirement and also that the proposal would allow for on-site Affordable Housing units in line with the offer from the Housing Association, it is considered that the three units proposed are acceptable in this instance.

3.6 Notwithstanding the above, the applicant's agent has indicated that provision of the three affordable units could impact on the financial viability of the development. However, no financial viability assessment has been submitted as part of this planning application and there is currently no expert evidence to demonstrate that the development would be unviable. The applicant has instead agreed to enter into a Legal Agreement to secure the three on-site affordable units and it is on this basis that the proposal should be assessed.

3.7 It should be noted that it would be open for the applicant to submit a separate planning application which sought to demonstrate that the provision of affordable housing on site is not viable. However, such an application would need to include a comprehensive financial viability assessment and such evidence would need to be independently verified by the Council's expert financial consultant. The Council would be able to refuse such an application if the Council's consultant considered that the affordable housing provision was viable.

3.8 As such, on the basis of what is proposed within this current application, that being the provision of three on site affordable housing units and provided that a Legal Agreement is completed to secure this, it is considered that the proposal is acceptable to accord with policy CP3.

4.0 VISUAL IMPACT/IMPACT ON LOCALITY:

4.1 The site is located within the developed area of Farnham Common where new dwellings can be acceptable provided that they do not adversely affect any interests of acknowledged importance, which include factors such as the character and appearance of the area and the amenity of neighbouring properties. The acceptability of redeveloping this site to provide additional dwellings has already been found appropriate and acceptable in the form of the extant permission, whereby four large detached dwellings can be built in this site. As such, it is considered that it needs to be assessed whether the provision of 8 smaller detached dwellings on this site would also constitute an acceptable form of development for this site.

4.2 With regards to the layout of the proposed development, it was previously considered that the proposed development would not appear out of context or out of keeping with the general pattern of development in the immediate vicinity. Whilst the number of dwellings has increased, they follow the same layout as that of the approved dwellings, and as such it is considered that this remains the case. There are dwellings to the west, including Burwood House, which is in a backland position, and there is a row of dwellings to the north, which at the time they were approved, represented backland development. It is considered that the provision of the dwellings as proposed, would not appear isolated, but would relate to the surrounding development, and the character of the area. The resultant density of the development would increase from that of the approved scheme, with it being 15dph. Whilst double that of the approved scheme, this figure is still relatively low, and when balanced against the need to make an efficient use of land, it is not considered to adversely impact upon the character of the area.

4.3 The surrounding area displays a variety of differently styled dwellings and buildings and this forms part of its character and appearance. It is not considered that the proposed dwellings would be of a size and scale that would be excessive or significantly inappropriate, and therefore would not appear overdominant or obtrusive in their locality, particularly given their set back from the front boundary.

4.4 In terms of spaciousness, the overall level of built form on the site would be similar to that of the approved scheme for four larger dwellings, but would introduce more gaps within the site. The gaps retained to the sites boundaries would be very similar to that of the approved scheme, and would not materially reduce the spaciousness of the site. As such, overall, it is considered that the proposed development would not appear as a cramped overdevelopment of the site.

5.0 NEIGHBOUR IMPACT:

5.1 In assessing the previous 4 dwelling scheme, it was considered that such were the distances retained to the neighbouring properties, combined with the level of boundary screening in place, there would have been no adverse impacts on their amenities in terms of loss of light, loss of privacy, or appearing overdominant and obtrusive.

5.2 The siting of the dwellings subject to this current application is extremely similar to that of the approved dwellings, with significant distances retained to the neighbouring properties, as well as substantial levels of screening in place along the sites boundaries. It is therefore considered that the impact on neighbouring properties that would be caused by the current scheme would not be materially greater than that of the extant scheme. As such, overall, it is considered that the proposed application would not adversely impact upon the amenities of any neighbouring properties in terms of loss of privacy, loss of light or overdominance.

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6.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS:

6.1 Each dwelling would be provided with an integral garage and an area of hardsurfacing to their frontage, which in combination will allow for 3 vehicles to be accommodated for at each dwelling. As such, it is considered that an acceptable level of parking provision is provided for, a level that meets the Council's parking standards.

6.2 From a highway point of view, the applicant has submitted updated traffic surveys and data which the County Highways Authority have reviewed. They raise no objections to the proposal and consider that the vehicular access is adequate enough to cater for the level of vehicular movements that would occur, with sufficient visibility obtainable. They therefore consider that the proposal would not lead to any adverse highway implications.

6.3 In light of the above, it is considered that the proposal adheres to policies TR5 and TR7.

7.0 TREES/LANDSCAPING:

7.1 The Council's Arboriculturalist raises no objections to the proposals, and a detailed landscape scheme can be obtained by way of condition.

8.0 OTHER ISSUES:

8.1 The previous schemes have been subject to ecological assessments, and found acceptable. Biodiversity net gain can be obtained by way of condition.

8.2 The concerns of the City of London are noted, however, the Council produced a Habitats regulation Assessment (HRA) screening statement for the Core Strategy which concluded there would be no adverse impacts in relation to Burnham Beeches Special Area of Conservation (SAC) as a result of additional development in this locality. The current proposal to build dwellings in the developed area accords with the Core Strategy and the related screening statement. It is worth noting that Natural England have consistently confirmed that proposals for new dwellings will not adversely affect the SAC, in isolation or in combination with other developments, and this is confirmed in their comments on this current application where they raise no objections. This is because there is no evidence that such developments adversely impact on the special features that have resulted in the SAC being designated, those being the acid beech forest, its shrub layer and the habitat for invertebrates and epiphytes that it provides. In these circumstances the Council do not consider there will be any likely significant effect on the SAC. As there is no likely significant effect on the SAC no further Appropriate Assessment under the Habitat Regulations need be undertaken.

8.3 The comments of the Council's waste team are noted, and it is considered that details of a bin drop off area near to the property boundary can be obtained by way of condition.

8.4 Whilst the comments of the Building Control Department have yet to be received, it is considered that any such issues could be dealt with at the building control stage.

8.5 Under Policy CP6, contributions can be sought towards essential infrastructure such as education however the Bucks County Education Service has advised that a contribution is not required in this instance.

8.6 Representations have been made regarding the schemes impact on an AONB designation, however, the site does not fall within or adjacent to such a designation.

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8.7 The site is located within flood zone 1 which has the lowest probability of flooding. The application is accompanied with a hydrology assessment which sets out ways within which surface water drainage will be addressed. It is considered that this addresses any issues of surface water flooding.

8.8 Concerns have been raised over sewerage infrastructure, but it can be confirmed that the original house was connected to the mains sewer, and the proposed new dwellings would also be connected to the mains sewer. It is considered that there is no evidence to suggest that the additional 4 dwellings, over that of the extant scheme, cannot be accommodated within the existing system.

8.9 The comments of the Woodland Trust regarding the adjacent Ancient Woodland are noted, however, this application must be determined in light of the extant permission, whereby 4 dwellings can be constructed on this site. Given that the access road remains the same as that which can already be constructed, and the proposed dwellings would extend no closer to the boundary with the Ancient Woodland, it is considered that the proposed development would not have any greater impact on the Ancient Woodland over that of the extant scheme which can be constructed. It is noted that Natural England have reviewed the scheme from the point of view of the Ancient Woodland and take this same approach. They do however recommend that mitigation measures are secured by way of condition. In light of this, it is considered that it would be unreasonable to refuse the current application on grounds relating to impact on the Ancient Woodland.

9.0 WORKING WITH THE APPLICANT:

9.1 In accordance with paragraphs 186 and 187 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. South Bucks 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.

9.2 In this case South Bucks District Council has assessed the submitted plans and these were considered to be acceptable.

CONCLUSION:

It is considered that a fair and reasonable balance would be struck between the interests of the community and the human rights of the individuals concerned in the event of planning permission being granted in this instance.

Due to the significant local concern with this application it is considered that value would be added to the decision making process if **MEMBERS** were to carry out a **SITE VISIT** prior to their determination of this application.

RECOMMENDATION:

Full Planning Permission

APPLICATION 17/01853/FUL BE DELEGATED TO THE DIRECTOR OF SERVICES TO APPROVE SUBJECT TO THE SATISFACTORY PRIOR COMPLETION OF A SECTION 106 PLANNING OBLIGATION AGREEMENT RELATING TO AFFORDABLE HOUSING. IF THE SECTION 106 AGREEMENT CANNOT BE COMPLETED, THE APPLICATION BE REFUSED FOR SUCH REASONS AS CONSIDERED APPROPRIATE.

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Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
 2. NMS09A Development To Accord With Application Drawings
 3. **NM01 Schedule of Materials**
 4. **NM02 Surface Materials**
 5. **NT01 Landscaping Scheme to be Submitted**
 6. NT02 First Planting Season
 7. ND14A Exclusion Of PD - Part 1, Classes A, B And E (Green Belt Reason) –any
8. Prior to the occupation of the development hereby permitted, space shall be laid out within the site for the parking, loading and manoeuvring of vehicles in accordance with the approved plans and that area shall not thereafter be used for any other purpose. (NH47)
- Reason: To enable vehicles to draw off, park, load/unload and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway. (Policy TR7 of the South Bucks District Local Plan (adopted March 1999) refers.)
9. No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 37m metres along the edge of the carriageway to the left and a point 32m to the right measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.
- Reason: 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. (Policy TR5 of the South Bucks District Council Local Plan (adopted March 1999) refers.)
10. NT18 Completion in accordance with Method Statement
11. The first floor windows and second floor roof lights in the south west elevation(s) of the dwellings on plots 4 and 5 hereby permitted shall be fitted and permanently maintained with obscure glass. (ND04)
- Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
12. ND17 No Further First Floor Windows - south west - dwellings on plots 4 and 5 – properties
13. The development hereby permitted shall be implemented in accordance with the specified Recommendations stated within the Hydrological Assessment, produced by Cole Easdon Consultants, submitted as part of this application.
- Reason: To protect the water quality and water flows of Burnham Beeches SAC. (CP9 of the South Bucks Core Strategy (adopted February 2011) and PPS9 refer.)

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- 14. Prior to any works commencing on site, an ecological/biodiversity enhancement scheme shall be submitted and approved in writing by the District Planning Authority. The development shall be carried out and maintained in accordance with the approved scheme and details.**

Reason: To protect and enhance the biodiversity and ecology of the site. (Core Policy 9 of the South Bucks Local development Framework Core Strategy (adopted February 2011) refers.

- 15. Prior to any works commencing, a scheme of mitigation to reduce the developments impact on the Ancient Woodland, shall be submitted and approved in writing by the District Planning Authority. The scheme shall include the following:**

- **Provide appropriate tree protection to protect all trees in the ancient woodland;**
- **Provide as much buffer as possible between hard surfaces and trees in the adjacent woodland;**
- **Use permeable paving on all driveway and patio surfaces to ensure all Ancient Woodland trees retain access to the same quality and quantity of rain water;**
- **Provide landscaping using only native species to avoid non-natives escaping into the neighbouring Parson's Wood (Ancient Woodland) and becoming weeds;**
- **Provide information packages for the new residents with information on Ancient Woodlands and highlight the impacts that fly tipping of garden waste into the neighbouring Ancient Woodland can have (causing weed infestations, adding unwanted nutrients, smothering ground level vegetation etc.);**
- **Monitor the health of the Ancient Woodland within 15m of the development during construction and for the first 5 years of occupancy to ensure any impacts are identified and rectified.**

The development shall be carried out and maintained in accordance with the approved details.

Reason: To mitigate the effects of the development on the adjacent Ancient Woodland. (Policy CP9 of the South Bucks Core Strategy (adopted February 2011) refer.)

Informatives:-

- | | | |
|-----------|-------------|--|
| 1. | IN02 | Details Required Pursuant to Conditions - 3, 4, 5, 14, and 15 |
| 2. | IN35 | Considerate Constructor |
| 3. | IH23 | Mud on the Highway |
| 4. | IH24 | Obstruction of the Highway |

LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
CH8-01/a	06.10.2017
Location Plan rev b	06.10.2017
CH8-03	06.10.2017

Classification: OFFICIAL

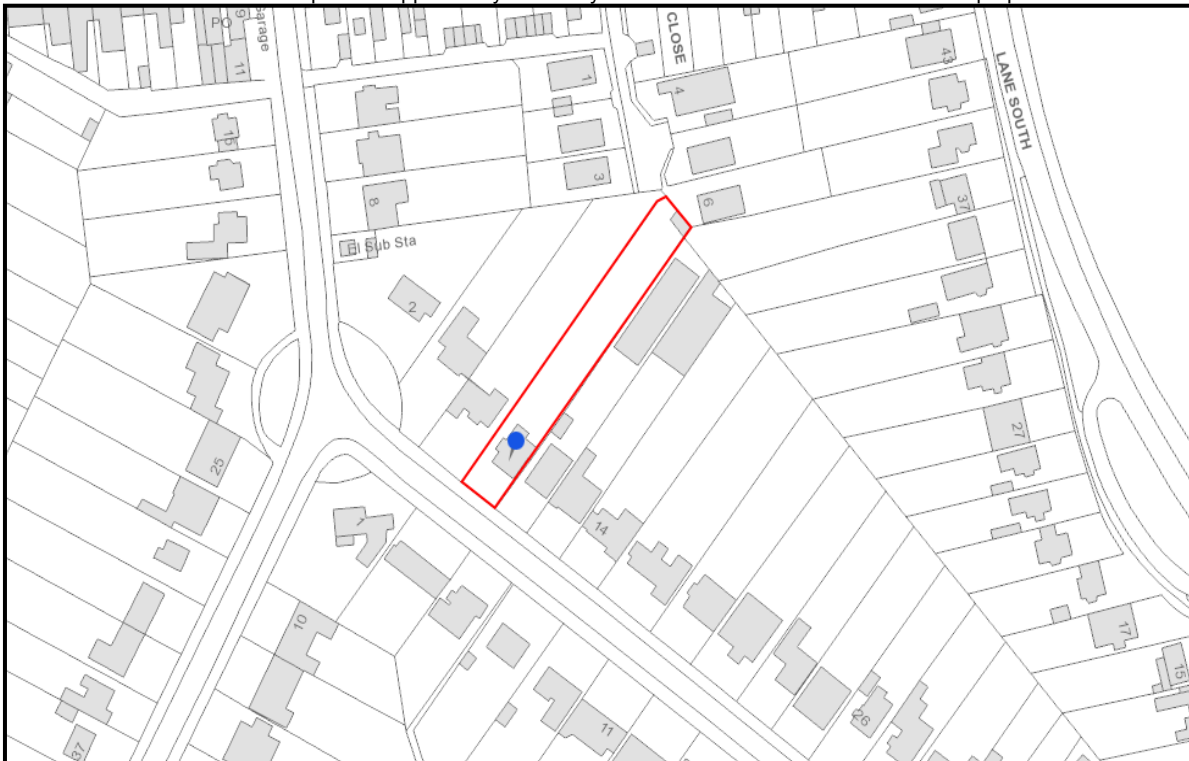
CH8-02	06.10.2017
CH8-05	06.10.2017
CH8-06	06.10.2017
CH8-10	06.10.2017
CH8-13	06.10.2017
CH8-04	06.10.2017
CH8-07	06.10.2017
CH8-09	06.10.2017
CH8-12	06.10.2017
CH8-11	06.10.2017
CH8-08	06.10.2017

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PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 23 May 2018**Parish:** Iver Parish Council

Reference No:	18/00519/OUT	Outline Application
Proposal:	Outline application for: Construction of detached dwelling with associated amenity area, parking and vehicular access.	
Location:	Land Rear Of 8 Somerset Way, Iver, Buckinghamshire, SL0 9AF	
Applicant:	Mr James McMahon	
Agent:	Mr Michael Oakes	
Date Valid Appl Recd:	28th March 2018	
Recommendation:	PER	

LOCATION PLAN – This plan is supplied only to identify the location of the site and for no other purpose whatsoever.



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SCALE : NOT TO SCALE

Classification: OFFICIAL

THE PROPOSAL:

The proposal seeks outline planning application for a new bungalow in the rear garden of No. 8 Somerset Way with associated amenity area, parking and vehicular access onto Bathurst Close. The access would be shared with a dwelling to the rear of No.6 Somerset Way which was recently granted planning permission under reference: 17/02296/OUT.

Access, layout and scale are to be determined at this stage whilst the appearance and landscaping are Reserved Matters.

The bungalow would measure a maximum of 7.3m in width by 12.6m in depth and would have a ridge height of 5.3m. The access would be from Bathurst Close which is a privately maintained cul-de-sac.

LOCATION & DESCRIPTION OF SITE:

The application site consists of a detached dwelling sited to the north-east of Somerset Way in the Developed Area of Richings Park. Somerset Way has been designated as a 'Suburban' road in the South Bucks Townscape Character Study with a variety of architectural styles noted for dwellings within the streetscene.

RELEVANT PLANNING HISTORY:

None relevant to the property but at land to the rear of No.6 Somerset Way the following application is relevant:

17/02296/OUT: Detached dwelling with associated amenity area and parking. Conditional Permission. Not implemented.

REPRESENTATIONS & CONSULTATIONS:

PARISH COUNCIL COMMENTS

Objection – Overdevelopment of cramped area. Shared access appears less than 3 metres wide. Dangerous access. Buckinghamshire County Council has previously objected to accesses of only 3 metres (see planning application reference 18/00152/FUL).

CORRESPONDENCE:

The planning authority received 13 letters of objection. These are summarised as follows:

- It is good news that decisions are not based on precedents given that similar permissions have previously been granted;
- Catastrophic development is already approved and more is on the horizon at Bathurst Walk;
- There is a moral debate about the peace and quiet enjoyed by the existing residents;
- Impact on residential amenity;
- If SBDC continues to allow buildings in gardens where will this end?;
- The cul-de-sac is a place where children play due to lack of green space in Richings Park. This will stop with construction vehicles accessing and children will be endangered;
- Concern about the impact on root system of trees. Tree survey not provided and request that Council pursue tree survey before decision made;
- Inadequate parking/ access;

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- Centre of Iver is grid-locked and more traffic will not encourage buses;
- Vehicles from No.3 will have to reverse across the entrance to the proposed property. It is easy to create an access from Somerset Way;
- Loss of safe and available parking;
- Area is overdeveloped;
- Paving of gardens reduces drainage and causes localised flooding;
- Garden grabbing;
- South Bucks has opened flood gates to residents wanting to sell gardens backing onto - Bathurst Close to developers;
- Access for construction staff and building materials will be opposed;
- Construction vehicles may damage road surface and impact on residents through vehicles blocking [Officer Note: Considerate constructors Informative can be used.];
- Owner of No. 6 should allow access to the site via his own garden not subject Bathurst Close residents to construction vehicles;
- Will directly affect quality of life;
- The access is through a wall that is not owned by the applicant - 20cm gap exists between edge of property and the wall;
- Access is not wide enough for vehicle to access and egress as there is a fire hydrant next to the wall;
- I will not allow access to mains and services and services which were designed for 5 properties not 8;
- Comments about Committee needing to support status quo over the financial gain to developers.

SPECIALIST ADVICE

Waste Management:

Bins to be presented at property boundary.

Transport for Bucks:-

Bathurst Close is a private road and the Highways Authority has no jurisdiction. The trip generation of up to 6 vehicles can be accommodated within the local highway network. Splays of 2.4 by 43m can be achieved.

ISSUES & POLICY CONSIDERATIONS:

RELEVANT POLICY:

National Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Development Plan:

South Bucks Local Development Framework Core Strategy (adopted February 2011): CP1, CP2, CP7, CP8, CP9, CP12 and CP13.

South Bucks District Local Plan (adopted March 1999). Saved policies: EP3, EP4, EP5, H9, TR5 and TR7.

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Other material considerations:

Residential Design Guide SPD (October 2008).
Townscape Character Study (February 2014).
Interim Guidance on Residential Parking Standards.

The application has also been accompanied by a Design & Access statement.

1.0 KEY POLICY ASSESSMENT:

1.1 In accordance with the development plan policies relating to the area, residential development proposals will be permitted where the proposal is considered to be compatible with the character of the surrounding area, does not adversely affect the character or amenities of the locality or neighbouring properties, has sufficient amenity space, a satisfactory means of access, sufficient parking and provision for refuse storage.

2.0 VISUAL IMPACT/IMPACT ON LOCALITY:

2.1 The proposed development would result in the subdivision of the existing curtilage of No. 8 Somerset Way, in the same method as was recently approved at the neighbouring dwelling No. 6 (Planning Permission reference: 17/02296/OUT). The resultant curtilages would be comparable to the curtilages of properties in Bathurst Close from which the proposed development would predominantly be viewed. The scale of the dwelling would also be comparable to properties in the vicinity of the site and as such the proposal would be capable of being designed to be in keeping with the neighbouring dwellings subject to details of the external appearance which is a Reserved Matter. No objections are therefore raised with regard to the impact of the development on the character and appearance of the area.

3.0 NEIGHBOUR IMPACT:

3.1 The siting of the proposed dwelling in comparison to the existing landscaping and boundary treatments means that, subject to the details of the design, the proposed property would be capable of being developed without being harmful to the amenity of neighbouring occupiers. The additional property would have rear amenity space adjoining neighbouring properties. The land use would be the same as the neighbouring land uses and the fact that the proposal is a bungalow and the land is relatively level with the neighbouring residential development means there would not be harm through overlooking of neighbouring habitable rooms, windows or private amenity space. The relationship to No.6 Bathurst Close is such that the front elevation of the proposed dwelling would be closer than the previously approved proposed dwelling to the rear of No.6 Somerset Way. However, at single storey in height and with a distance of 18m between the front elevation of No.6 Bathurst Close, the proposed dwelling the proposal is not considered to result in significant harm to the amenities of that property.

3.2 Concerns have been raised with regard to the impact on residential amenity arising from construction vehicles, noise and dust. However, these are matters that are not permanent and can be controlled through other legislation if there are significant and unreasonable issues. It is however considered reasonable to include an informative on any permission to draw the applicant's attention to the Considerate Contractors Scheme to encourage a considerate and respectful approach to construction works. The addition of a residential dwelling would not therefore be considered to result in issues that would lead to permanent harm to amenity.

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4.0 PARKING/ACCESS/HIGHWAY IMPLICATIONS:

4.1 The property would have capacity for 2 vehicles to park clear of the highway. No objection is raised by the Highways Authority and no objection is raised having regard to the Council's parking standards.

4.2 The shared driveways access to the site from Bathurst Close is on a straight reversing line from the vehicular access to No.3. As was stated in the consideration of the proposal 17/02296/OUT there is the potential for conflict on occasions. However, the speed of vehicles on the cul-de-sac would mitigate against this being a problem and it is the responsibility of car drivers to drive in accordance with the road conditions. It is considered that a reason for refusal based on this issue would not be easily defended at appeal in the absence of concerns from the Highways Authority.

4.3 In relation to the right to access onto Bathurst Close itself whilst objectors may be seeking to achieve ownership of the access drive (Bathurst Close) this is not ownership and the land remains under the control of the Crown Estate and as stated in the County Highways comments is a private road. The development can therefore access on to the private road (subject to whatever negotiations that take place with the body that controls the land beyond the realm of planning) and thence onto the public highway where the County Highways Authority jurisdiction exists. The County Highways Authority assessment suggests that this can be done safely and that there is sufficient capacity within the highway network to accommodate the proposed development. The representations that raised the issue of future levels of traffic are noted, however, the application is being determined on the basis of current information and standards.

5.0 OTHER ISSUES:

5.1 Details of the landscaping (and consequently the boundary treatment between the proposed dwelling and its neighbours) is a reserved matter and it is considered that there is nothing that would prevent this issue being addressed satisfactorily at that stage.

6.0 WORKING WITH THE APPLICANT:

6.1 In accordance with paragraphs 186 and 187 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. South Bucks 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.

6.2 In this case South Bucks District Council has assessed the submitted plans and these were considered to be acceptable.

CONCLUSION:

The scheme is considered to accord with Development Plan policies and guidance contained in the NPPF which seek to ensure that development proposals are capable of achieving satisfactory access, layout and scale having regard to the neighbouring land uses.

The issues of the appearance and landscaping will be addressed as Reserved Matters if outline permission is granted.

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Due to the significant local concern with this application it is considered that value would be added to the decision making process if **MEMBERS** were to carry out a **SITE VISIT** prior to their determination of this application.

RECOMMENDATION

Outline Planning Permission Be Granted

Conditions & Reasons:

1. **NS02** **Approval Of Details Outline Application - External Appearance and Landscaping**
2. NS03 Approval Of Details Time Limit Outline
3. NS04 Devt to accord with outline appn drwgs
4. NMS11A Development To Accord With Outline Application Drawings -the Reserved Matters
5. NH16 Private Access Constructed First Full -Bathurst Close
6. Prior to occupation of the development space shall be laid out within the site for parking for 2 cars, loading and manoeuvring, in accordance with the approved plans. This area shall be permanently maintained for this purpose.

Reason: To enable vehicles to draw off, park and turn clear of Bathurst Close to minimise danger, obstruction and inconvenience to users of the adjoining highway. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)

7. **NM02** **Surface Materials**
8. ND12 Exclusion of PD Part 1 Density of layout –the

Informatives:-

1. **IN02** **Details Required Pursuant to Conditions - 1 and 7**
2. The applicant is advised that the off-site works will need to be constructed under a section 184 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 6 weeks is required to draw up the agreement following the receipt by the Highway Authority of a completed Section 184 application form. Please contact Highways Development Management at the following address for information: -

Development Management
6th Floor, County Hall
Walton Street, Aylesbury,
Buckinghamshire
HP20 1UY
Telephone 0845 2302882
3. IH11 Surface Water Drainage
4. IH23 Mud on the Highway
5. IH24 Obstruction of the Highway (IH24)

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6. IN35 Considerate Constructor
7. IN41 Building Regulations

8. The landscaping details provided pursuant to the Reserved Matters shall incorporate the details of the boundary treatments with the neighbouring properties and the highway in Bathurst Close. The boundary treatment with Bathurst Close should consider the proximity of the access to No.3 Bathurst Close and the need to provide visibility for highway safety reasons. The boundary treatment will also need to consider the location of the fire hydrant.

LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
0184-PLA-56 Rev B	28.03.2018
0184-PLA-01 Rev A	28.03.2018
0184-PLA-55 Rev A	28.03.2018
0184-PLA-51 Rev B	28.03.2018

Head of Planning and Economic Development

11 May 2018

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PART B

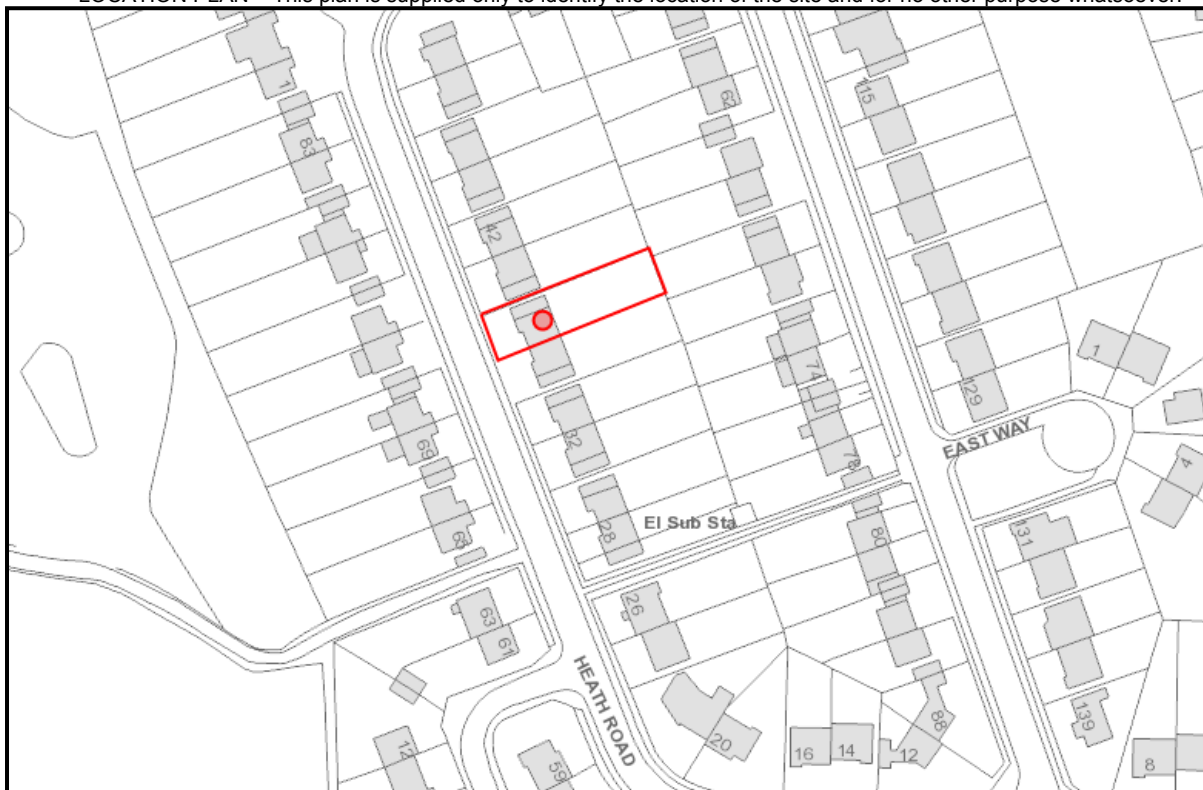
**South Bucks District Council
Planning Committee**

Date of Meeting: 23 May 2018

Town Council: Beaconsfield Town Council

Reference No:	18/00520/FUL	Full Application
Proposal:	Two storey side extension and dropped kerb.	
Location:	38 Heath Road, Beaconsfield, Buckinghamshire, HP9 1DG	
Applicant:	Mr & Mrs T and L Cole	
Agent:	Mrs Anjali Gupta	
Date Valid Appl Recd:	21st March 2018	
Recommendation:	PER	

LOCATION PLAN – This plan is supplied only to identify the location of the site and for no other purpose whatsoever.



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SCALE : NOT TO SCALE

THE PROPOSAL:

The application seeks planning permission for a two storey side extension and an extended dropped kerb.

The two storey side extension would replace the existing single storey side projection. The extension is shown to be 2.7m wide and 8.7m deep, extending forward of the existing front wall by 1m, and 750mm forward of the adjoining front face. The main ridge is shown as an extension to the existing main ridge, 8m high. The extension features a forward gable, the ridge height 6.8m high. The flank wall is shown to be 850mm from the boundary.

The extension is shown to accommodate two bedrooms at first floor level and an extended kitchen and a utility room at ground floor level. The rooms on both floors are shown to be lit from front and rear facing windows, apart from a small shower room window in the side elevation at ground floor level.

The application also indicates that the existing dropped kerb is to be widened to 8m width to enable three cars to be parked on the frontage side by side. Heath Road is an unclassified road.

THIS APPLICATION IS BEING HEARD AT THE 23RD MAY 2018 PLANNING COMMITTEE BECAUSE THE APPLICANT IS A MEMBER OF THE COUNCIL.

LOCATION & DESCRIPTION OF SITE:

The subject dwelling is a semi-detached two storey house in an area characterised by similar houses. It is on the eastern side of Heath Road, the house set back from the highway boundary hedge by approx. 6m. The northern half of the semi-detached pair, the northern flank wall of the two storey house is 3.55m from the left hand boundary. In the gap is a single storey, flat roofed projection, 2.7m wide, fronted by a garage door although the greater part of the interior comprises habitable accommodation.

There is a conservatory to the rear of the house adjacent to the boundary shared with the adjoining house, and a studio and shed at the end of the 24m back garden. The adjoining house to the south also has a conservatory close to the boundary. The house to the north has a single storey rear extension approx. 6m deep, the flank wall approx. 900mm from the boundary.

The road slopes gently down to the north. The adjacent house to the north, No. 40, is set approx. 400mm lower, a low retaining wall on the boundary.

The site is in the southwestern corner of Beaconsfield, within an established settlement excluded from the Metropolitan Green Belt.

RELEVANT PLANNING HISTORY:

04/01017/FUL: Part single storey front/part two storey side extension - Approved 29/10/04. Not implemented.

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REPRESENTATIONS AND CONSULTATIONS:

TOWN COUNCIL COMMENTS:

No objection.

CORRESPONDENCE:

None received to date.

SPECIALIST ADVICE:

Transport for Bucks:

The County Highways Authority is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. Therefore there is no highway objection subject to conditions and informatives.

ISSUES & POLICY CONSIDERATIONS:

RELEVANT POLICY:

National Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Development Plan:

South Bucks District Local Plan (adopted March 1999) (Saved policies): Local Plan Policies: GB1, GB10, C1, C6, EP3, EP4, EP5, H10, H11, and TR7 and Appendix 8.

South Bucks Local Development Framework Core Strategy (adopted February 2011): Core Strategy Policies: CP8, CP9 and CP12.

Other material considerations:

Interim Guidance on Residential Parking Standards.

Planning Practice Guidance.

South Bucks District Residential Design Guide SPD (published October 2008).

South Bucks Townscape Character Study (published February 2014)

1.0 KEY POLICY ASSESSMENT:

1.1 The NPPF was published on the 27th March 2012 and whilst this replaced the previous Planning Policy Statements and Guidance Notes, it does not replace existing local policies that form part of the development plan. It does state however, that the weight that should be given to these existing local policies and plans will be dependent on their degree of consistency with the NPPF. Therefore, the closer the policies in the development plan to the policies in the Framework, the greater the weight that may be given to them. With regard to this specific application, it is considered that all of the relevant local policies, as highlighted above, are in accordance with the NPPF. As such, it is considered that this application should be assessed against the relevant local policies set out above and it is considered appropriate to afford these policies significant weight. Where there is a difference or conflict in policy, then the NPPF takes precedence.

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2.0 VISUAL IMPACT/IMPACT ON LOCALITY:

2.1 The NPPF at paragraph 17, under the heading "Core planning principles" sets out guiding principles for the operation of the planning system. One of the principles set out is that authorities should always seek to secure high quality design.

2.2 Local Plan policy EP3 states that development will only be permitted where its scale, layout, siting, height, design, external materials and use are compatible with the character and amenities of the site itself, adjoining development and the locality in general. Poor designs which are out of scale or character with their surroundings will not be permitted.

2.3 Local Plan policy H11 sets out criteria for assessment of extensions to residential dwellings. Among other things, it indicates that the extension should be integral to the dwelling, and in harmony with the existing building in terms of scale, height, form, and design. In addition, the extension should not have an adverse impact on the character or amenities of the locality in general, and should conform to the guidelines set out in Appendix 8.

2.4 The flank wall of the two storey side extension is shown to be 850mm from the northern boundary, as is the flank wall of the existing single storey projection. Appendix 8 advice suggests that extensions above single storey height should be at least 1m from the adjoining boundaries. The proposal therefore fails to accord with this advice. It is the case, however, that the two storey gable end of the adjacent house to the north is set back from the shared boundary by a similar distance and the resulting gap between the two storey houses would provide for access to the rear on both sides of the boundary fence. The proposed extension would not appear out of keeping and would not give rise to the appearance of overdevelopment. In the context of the area, the gap between the flank walls would not give rise to the appearance of terracing. It is considered that refusal on the basis of failure to comply with the design guidance in this case would be difficult to sustain.

2.5 In addition, the side extension is shown to be projected forward beyond the existing line of the house frontage. It is generally regarded as preferable for an extension to read as a subordinate element and to be recessed relative to the host dwelling. In this case, however, the house already has a "stepped" front face, with a catslide roofed forward projection adjacent to the proposed extension. The proposal is shown to be topped by a neat gable feature, and examples of forward facing gables are evident in the area. It is considered that the projection of the extension would not appear incongruous or out of keeping.

2.6 Overall, in design and detailing the proposed extension would be compatible with the host dwelling and the area in which it is set. It is considered that even taking into account the proximity to the boundary and the forward projection, the proposal is acceptable in design terms. The application indicates that materials would be chosen to match those of the existing house.

2.7 The proposed widening of the dropped kerb would enable surfaced parking to be provided across a significant section of the site frontage, with consequent loss of most of the existing hedge, along with a section of grass verge. However, it is acknowledged that three parking spaces would be appropriate to serve the extended dwelling, and that the works could be undertaken as permitted development. Therefore it would be unreasonable to refuse permission on this basis.

2.8 No trees or hedges will be affected by the proposal. It is considered that a sufficient amount of amenity space would remain within the site curtilage to serve the resulting dwelling.

2.9 The design, scale and siting of the development are considered acceptable in terms of policies EP3 and H11 of the South Bucks District Local Plan, and the standard of design would generally comply with advice in Appendix 8 of the Plan. The development would be in accordance with NPPF guidance.

Classification: OFFICIAL

3.0 NEIGHBOUR IMPACT:

3.1 The NPPF at paragraph 17, under the heading "Core planning principles" sets out guiding principles for the operation of the planning system. One of the principles set out is that authorities should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

3.2 Local Plan policy EP3 requires regard to the amenities of adjacent properties. Policy EP5 states that development will be permitted only if it would provide for adequate daylight, and where possible sunlight, to reach into spaces around and between buildings and other physical features and would not result in a significant loss of daylight or sunlight to adjacent buildings or land.

3.3 Policy EP5 states that development will only be permitted where its design and layout provides for adequate daylight, and where possible sunlight, to reach into spaces around and between buildings and other physical feature and would not result in a significant loss of daylight or sunlight to adjacent buildings or land.

3.4 Policy H11 states that the impact of proposals on the amenities of dwellings and their gardens will be considered, to ensure that the extension would not adversely affect the amenities of any adjacent properties, for example through overlooking, overdominance, obtrusiveness or loss of daylight.

3.5 Appendix 8 of the South Bucks District Local Plan states at Appendix 8 "House Extensions Design Guide" states at paragraph 7.5: "Projections will be determined as shown in figure 10. Extensions should project no further than a line drawn at 60 degrees (for single storey) or 45 degrees (for first floor and two storey extensions) from the midpoint of the window of the nearest habitable room of adjacent properties."

3.6 Apart from a modest projection to the front, the proposed extension would be to the side of the existing house, and would not significantly affect light aspect to, or views out of, front and rear facing windows in neighbouring properties. There is a single light window in the side elevation of the adjacent house at ground floor level which appears to be obscure glazed. Light to this window would be reduced, but side facing windows adjacent to boundaries enjoy only limited protection and it is considered the impact would not be unreasonable.

3.7 The extension is shown to have one window facing No. 40 - also a single light and obscure glazed window, which would light a shower room. The window is at ground floor level, but the boundary is marked only by a low wire mesh fence and a condition to require obscure glazing and that the window is non opening below 1.7m from floor level would be reasonable.

3.8 The extension to the dropped kerb has no implications for residential amenity.

3.9 Subject to conditions, the proposal is therefore considered to comply with Policies EP3, EP5 and H11 of the South Bucks District Local Plan and to accord with guidance in the NPPF.

4.0 PARKING / ACCESS / HIGHWAY IMPLICATIONS:

4.1 The NPPF notes at paragraph 32 that authorities should seek to ensure that development achieves safe and suitable access to the site for all people, and paragraph 35 advises that authorities should seek to create safe and secure layouts which minimise conflicts between traffic, cyclists and pedestrians.

4.2 Local Plan policy TR5 requires that in considering proposals involving a new or altered access onto the highway, works on the highway, the creation of a new highway or the generation of additional traffic, the District Council will have regard to the potential impact on safety, congestion and the environment. The amenities of nearby properties will also be considered.

4.3 Policy TR7 states that development will only be permitted if parking provision complies with the parking standards set out in Appendix 6. The Appendix sets out minimum standards for residential development, requiring one space for a one bedroom dwelling, two spaces for a two or three bedroom dwelling, and three spaces for a dwelling with four or more bedrooms.

4.4 The extension would result in a dwelling shown to have four bedrooms (although a room labelled dressing room could also be used as a fifth bedroom). The existing dwelling is also shown to have four bedrooms, one downstairs, so the proposal represents no significant increase. It is considered that the extension would not give rise to any significant increase in vehicle movements.

4.5 As an extension to a dropped kerb providing access from a non-classified road, the proposed access amendment would normally be permitted development, provided that any new hardstanding between the highway boundary and the front face of the dwelling is constructed of permeable material or incorporates a drainage system discharging run off within the curtilage. The extended dropped kerb and surfacing within the property frontage would provide three parking spaces, adequate for the size of the extended dwelling.

4.6 The highway authority raises no objection to the proposed extended dropped kerb and revised parking provision, provided appropriate conditions and informatives are added.

4.7 Subject to appropriate conditions, it is considered that the proposal accords with policy TR5 of the South Bucks District Local Plan, and that sufficient parking availability would be retained at the property to comply with policy TR7. The development would be in accordance with NPPF guidance.

5.0 WORKING WITH THE APPLICANT:

5.1 In accordance with paragraphs 186 and 187 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. South Bucks 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.

5.2 In this case South Bucks District Council has assessed the submitted plans and these were considered to be acceptable.

Classification: OFFICIAL

CONCLUSION:

In conclusion, it is considered that a fair and reasonable balance would be struck between the interests of the community and the human rights of the individuals concerned in the event of planning permission being granted in this instance.

RECOMMENDATION:

Full Planning Permission

Conditions & Reasons:

1. NS01 Standard Time Limit - Full Application
2. NMS09A Development To Accord With Application Drawings
3. NM03 Matching Materials
4. The window shown in the side elevation of the extension hereby approved shall not be glazed or reglazed other than with obscure glass and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: To prevent overlooking and loss of privacy in the interests of the amenities of residents of the adjacent property. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999 refers).

5. No further windows shall be inserted in the side elevation of the extension hereby permitted.

Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining property. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers).

6. Prior to the occupation of the development, the new access to Heath Road shall be designed/constructed in accordance with the approved plans. The access shall be constructed in accordance with; 'Buckinghamshire County Council's Guidance note, "Private Vehicular Access Within Highway Limits" 2013.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development. (Policies TR5 and TR7 of the South Bucks District Local Plan (adopted March 1999) refer.)

7. The extension hereby approved shall not be occupied until the scheme for parking and manoeuvring indicated on approved drawing 179-P03A has been laid out and made available for use, 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. (Policy TR7 of the South Bucks District Local Plan (adopted March 1999) refers.)

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8. The extended hard surfaced area hereby approved shall be constructed of permeable materials, or a surface water drainage system incorporated to discharge within the curtilage of the dwelling.

Reason: To ensure a satisfactory development and to ensure that run off from the surface does not discharge in to the highway drainage system in order to minimise danger, obstruction and inconvenience to users of the adjoining highway. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)

Informatives:-

1. IN35 Considerate Constructor
 2. IN41 Building Regulations
 3. IH23 Mud On The Highway
 4. IH24 Obstruction Of The Highway
5. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact the Area Manager at the following address for information.

Transportation for Buckinghamshire
London Road East
Little Chalfont
Amersham
Buckinghamshire HP7 7DT

LIST OF APPROVED PLANS

Plan number/name	Date received by District Planning Authority
179-P01	21.03.2018
179-P02	21.03.2018
179-P03A	21.03.2018
179-P001	21.03.2018
179-P002	21.03.2018

Head of Planning and Economic Development

11 May 2018

Classification: OFFICIAL

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01945/FUL	Beaconsfield Town Council	Mr H Cahil C/o Mr Shorne Tilbey	50 Butlers Court Road Beaconsfield Buckinghamshire HP9 1SG	Front canopy over an existing front porch, front dormer, replacement and re-positioning of two front rooflights and first floor front/side extension.	Application Permitted	04.05.18
17/01997/FUL	Beaconsfield Town Council	Mr & Mrs Healey C/o Mr Ben Paul	7 Foley Close Beaconsfield Buckinghamshire HP9 1ST	Replacement dwelling.	Application Permitted	01.05.18
17/02095/FUL	Beaconsfield Town Council	Pasoon Sadozai C/o Mr Khalid Awan	Land At Sandy Bottom Lodge Potkiln Lane Jordans Buckinghamshire	Change of use from Use Class Sui Generis to Use Class C3 (Dwellinghouse) incorporating demolition of former Jordans Repeater Station and construction of detached dwelling.	Application refused	06.04.18
17/02286/LBC	Beaconsfield Town Council	Mr Tyldesley C/o Mrs Gillian Shepley	The White Hart Aylesbury End Beaconsfield Buckinghamshire HP9 1LW	Listed building consent for 1x double sided pictorial sign, 1x set of individual letters to existing bracket work, 1x name board, 1x directional sign and 2x set of sign written text to the exterior of the building.	Application Permitted	18.04.18
17/02295/LBC	Beaconsfield Town Council	Jan Grzyb	20 Shepherds Lane Beaconsfield Buckinghamshire HP9 2DT	Change of proportion of existing window apertures and two additional rear roof lights.	Application Permitted	19.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02417/FUL	Beaconsfield Town Council	Mrs Ruby Osorio C/o Mr Shaf Hussain	127 Heath Road Beaconsfield Buckinghamshire HP9 1DJ	Garage conversion, single storey rear extension.	Application Permitted	06.04.18
18/00138/CC	Beaconsfield Town Council	Buckinghamshire County Council	Land North Of Minerva Way And East Of A355 Amersham Road Beaconsfield Buckinghamshire	Details submitted pursuant to condition 9 attached to consent CC/65/16 (new relief road between the A355/Maxwell Road and Wilton Park at Land to the east of Beaconsfield between the A355 (Maxwell Road) and Minerva Way) demonstrating the connection between the proposed development and the permitted access road to Wilton Park (BC ref AOC/0007/18)	No Objection	19.04.18
18/00155/FUL	Beaconsfield Town Council	Mr & Mrs Unsworth C/o Mr Phillip Brooks	5 Callingham Place Beaconsfield Buckinghamshire HP9 2BT	Single storey rear extension incorporating roof lantern and creation of hardstanding.	Application Permitted	13.04.18
18/00074/FUL	Beaconsfield Town Council	Mr Philip Bastiman C/o Mr Jonathan Heighway	Sampaguita 150 Cherry Tree Road Beaconsfield Buckinghamshire HP9 1BD	Two storey rear extension.	Application Permitted	19.04.18
18/00176/FUL	Beaconsfield Town Council	Howarth Homes C/o Mr David Holmes	Meadow End 51 Candlemas Lane Beaconsfield Buckinghamshire HP9 1AE	Redevelopment of site to provide 6 dwellings with associated landscaping, parking and hardstanding.	Application refused	10.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00205/FUL	Beaconsfield Town Council	Mr D Lafferty C/o Ms Jodie Gilder	The Knoll 24 Burgess Wood Road South Beaconsfield Buckinghamshire HP9 1EX	Two storey front/side/rear extension incorporating rear dormers and front canopy.	Application Permitted	06.04.18
18/00245/FUL	Beaconsfield Town Council	Mr Adam Matthews C/o Miss Zainab Khan	27 Lakes Lane Beaconsfield Buckinghamshire HP9 2LA	Outbuilding.	Application Permitted	06.04.18
18/00287/FUL	Beaconsfield Town Council	HRE (BR) C/o DP Architects	Brambleside 81 Burkes Road Beaconsfield Buckinghamshire HP9 1EE	Replacement dwelling and reinstating of alternative access.	Application Permitted	20.04.18
18/00293/FUL	Beaconsfield Town Council	Mr E Costello C/o Mr Paul Burman	45 Gregories Road Beaconsfield Buckinghamshire HP9 1HH	Replacement dwelling with integral garage (Amendment to planning permission 17/02021/FUL).	Application Permitted	12.04.18
18/00296/CLOPED	Beaconsfield Town Council	Mr Raw C/o Mr Michael Dales	52 Tilsworth Road Beaconsfield Buckinghamshire HP9 1TP	Application for a Certificate of Lawfulness for proposed: Internal alterations, including a partial conversion of an existing integral garage into habitable accommodation, replacement of an existing front garage door with a ground floor window, insertion of a ground floor window, replacement of two existing rear ground floor windows and one existing rear ground floor door with two sets of sliding doors and replacement of ground floor windows.	Certificate of Lawful Use granted	01.05.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00338/CC	Beaconsfield Town Council	Mrs. Crossley	Land North Of Minerva Way And East Of A355 Amersham Road Beaconsfield Buckinghamshire	Details submitted pursuant to condition 14 attached to consent CC/65/16 (new relief road between the A355/Maxwell Road and Wilton Park at Land to the east of Beaconsfield between the A355 (Maxwell Road) and Minerva Way) providing a Noise and Vibration Mitigation and Management Plan. LOCATION A355 Land East Of Beaconsfield, Beaconsfield, Buckinghamshire. BCC ref AOC/0018/18	No Objection	19.04.18
18/00319/FUL	Beaconsfield Town Council	Mr Sean Fegan C/o Mr David King	31 Maxwell Road Beaconsfield Buckinghamshire HP9 1RG	Part demolition of existing dwelling to facilitate part single/part two storey rear extension incorporating rear juliet balcony.	Application Permitted	17.04.18
18/00196/TPO	Beaconsfield Town Council	Mr David Finlayson	26 Chiltern Hills Road Beaconsfield Buckinghamshire HP9 1PL	Oak (T1) - remove dead wood (SBDC TPO NO.15, 1995)	Consent not required	11.04.18
18/00130/RVC	Beaconsfield Town Council	Mr & Mrs Dhawan C/o Mr V Mistry	The Red House 1 Bearswood End Beaconsfield Buckinghamshire HP9 2NR	Variation of condition 2 of Planning Permission 17/01708/FUL to allow changes to ground floor fenestration and additional rooflight to first floor right hand side elevation.	Application Permitted	18.04.18
18/00337/FUL	Beaconsfield Town Council	Mr Andre De Marsac C/o Mr Ian Hambly	Cedar House 22A Furzeffield Road Beaconsfield Buckinghamshire HP9 1PG	Replacement dwelling.	Application Permitted	20.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00343/FUL	Beaconsfield Town Council	Mr & Mrs Wilkinson C/o Mr A B Jackson	15 Ivins Road Holtspur Buckinghamshire HP9 1DS	Two storey side extension.	Application Permitted	19.04.18
18/00356/FUL	Beaconsfield Town Council	Mr & Mrs A Batchelor C/o Mr Paul Lugard	Hurstwood 61 Gregories Road Beaconsfield Buckinghamshire HP9 1HL	Two storey front extension with front porch canopy incorporating conversion of existing garage to habitable accommodation and part single/part two storey side/rear extension incorporating side balcony with glass screen (Amendment to planning permission 17/01971/FUL).	Application Permitted	20.04.18
18/00364/TPO	Beaconsfield Town Council	Ms Barbara Matthews C/o Mr Sam Prater	Magnolia House Burkes Crescent Beaconsfield Buckinghamshire HP9 1PD	Cherry - Fell (SBDC TPO 21,1995)	Application Permitted	09.04.18
18/00382/FUL	Beaconsfield Town Council	Susan Daughtrey Education LLP C/o Brown Associates	1st And 2nd Floor Burkes Court Burkes Road Beaconsfield Buckinghamshire HP9 1NZ	Change of use to office/ tuition centre	Application Permitted	26.04.18
18/00383/FUL	Beaconsfield Town Council	Ms D Woodward C/o Mr B Roberts	61 Heath Road Beaconsfield Buckinghamshire HP9 1DG	Single storey side extension.	Application Permitted	08.05.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00391/CC	Beaconsfield Town Council	Mrs. Crossley,	Land North Of Minerva Way And East Of A355 Amersham Road Beaconsfield Buckinghamshire	Details submitted pursuant to condition 15 attached to consent CC/65/16 (new relief road between the A355/Maxwell Road and Wilton Park at Land to the east of Beaconsfield between the A355 (Maxwell Road) and Minerva Way) providing a Dust Mitigation and Management Plan. BCC ref AOC/0023/18	No Objection	19.04.18
18/00385/CLOP ED	Beaconsfield Town Council	Mr Gareth Evans C/o Mr Shaf Hussain	1 Rockingham Place Beaconsfield Buckinghamshire HP9 2ET	Application for a Certificate of Lawfulness for proposed: Loft conversion incorporating front and rear rooflights.	Certificate of Lawful Use granted	27.04.18
18/00404/GPDE	Beaconsfield Town Council	Mr Bal C/o Mr M Sandhu	74 Heath Road Beaconsfield Buckinghamshire HP9 1DJ	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 6m, MH 3m, EH 3m).	Prior approval is not required	13.04.18
18/00421/FUL	Beaconsfield Town Council	Mr And Mrs Murray C/o Mr Bob Berry	9 Blyton Close Beaconsfield Buckinghamshire HP9 2LX	Part single / part two storey front, side and rear extensions incorporating front canopy and render finish.	Application Permitted	30.04.18
18/00396/CLOP ED	Beaconsfield Town Council	Miss Rachael Czujko C/o Mr Sam Rodger	45 Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1DR	Application for Certificate of Lawfulness for proposed: Loft conversion incorporating roof extension, rear dormer with juliet balcony and front rooflights.	Application Withdrawn	30.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00400/FUL	Beaconsfield Town Council	Mr & Mrs Shukla C/o Mr Simon Day	1 Walkwood Rise Beaconsfield Buckinghamshire HP9 1TX	Single storey ground floor/first floor rear extensions, loft conversion incorporating roof lights and construction of front porch.	Application Permitted	01.05.18
18/00394/FUL	Beaconsfield Town Council	Mr & Mrs McFetrich C/o Michael Dales Partnership Ltd	21 Tilsworth Road Beaconsfield Buckinghamshire HP9 1TR	Part single storey / part first floor / part two storey rear extension and alterations to fenestration.	Application Permitted	02.05.18
18/00433/TPO	Beaconsfield Town Council	Mr Ian Slaughter C/o Mr Ian Slaughter	5 Furzeffield Road Beaconsfield Buckinghamshire HP9 1PQ	T1 eucalyptus - fell. (SBDC TPO No.16, 1995).	Application Permitted	03.05.18
18/00452/TPO	Beaconsfield Town Council	Mr Jonathan Lee C/o Mr Paul Morris	3 Baring Crescent Beaconsfield Buckinghamshire HP9 2NG	G1 (2 x cedars) - 10% crown thinning. (SBDC TPO 6, 1985)	Application Permitted	03.05.18
18/00464/NMA	Beaconsfield Town Council	Mr & Mrs Mogg C/o Mr Joseph Edwards	16 Wattleton Road Beaconsfield Buckinghamshire HP9 1TS	Non-material Amendment to planning permission 17/00014/FUL to allow: The insertion of a rooflight in flank elevation of garage roof and alternative replacement garage door.	Application Permitted	10.04.18
18/00546/GPDE	Beaconsfield Town Council	Mr & Mrs Parkes C/o Mr Philip Rhyder	1 Westway Holtspur Beaconsfield Buckinghamshire HP9 1DQ	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 5.0m, MH 4.0m, EH 3.0m).	Prior approval is not required	20.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00402/FUL	Beaconsfield Town Council	Mr & Mrs M Hibbert C/o Mr Paul Lugard	Milford 11 Ledborough Wood Beaconsfield Buckinghamshire HP9 2DJ	Part single / part two storey front/side/rear extensions. Conversion of garage into habitable room. Widening existing driveway and construction of new vehicular access associated hard standing.	Application Permitted	08.05.18
18/00425/CLOP ED	Beaconsfield Town Council	Mr R Taylor C/o Mr Warren Joseph	Appletrees 2 Beechwood Road Beaconsfield Buckinghamshire HP9 1HP	Application for a Certificate of Lawfulness for proposed: Internal alterations, including conversion of an existing integral garage into habitable accommodation and external alterations comprising a replacement garage door, a replacement front entrance door, the replacement of a side door with glazed panel, the replacement of a ground floor side window with a door and two windows either side, the insertion of a first floor side window and the insertion of shutters to three first floor rear windows.	Certificate of Lawful Use granted	08.05.18
18/00499/CC	Beaconsfield Town Council	Mrs. Crossley	Land North Of Minerva Way And East Of A355 Amersham Road Beaconsfield Buckinghamshire	Details submitted pursuant to condition 18 attached to consent CC/65/16 (new relief road between the A355/Maxwell Road and Wilton Park at Land to the east of Beaconsfield between the A355 (Maxwell Road) and Minerva Way) regarding Contamination risk. BCC ref AOC/0024/18	No Objection	19.04.18
18/00498/CC	Beaconsfield Town Council	Mrs. Crossley	Land North Of Minerva Way And East Of A355 Amersham Road Beaconsfield Buckinghamshire	Details submitted pursuant to condition 16 and 17 attached to consent CC/65/16 (new relief road between the A355/Maxwell Road and Wilton Park at Land to the east of Beaconsfield between the A355 (Maxwell Road) and Minerva Way) regarding Surface water drainage. BCC ref AOC/0025/18	No Objection	19.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00576/ADJ	Beaconsfield Town Council	Lucy Wenzel	1 Disraeli Park Beaconsfield Buckinghamshire	Variation of condition 10 of planning permission CH/2017/1885/FA (Replacement two storey detached dwelling with a detached double garage plus alterations to the access and the erection of replacement entrance gates) to allow for : changes to eaves, removal of a section of side roof and amendments to fenestration.(CDC ref CH/2018/0291/VRC)	No Comments	19.04.18
18/00537/CAN	Beaconsfield Town Council	Miss Annabel Gosselin C/o Mr Matthew Wiltshire	55 Wycombe End Beaconsfield Buckinghamshire HP9 1LX	T1 - Parthenlissus Quinquefolia - fell to ground level; T2 Sycamore - fell. (BEACONSFIELD CONSERVATION AREA)	No TPO is to be made	10.04.18
18/00552/CC	Beaconsfield Town Council	Mrs. Crossley,	Land North Of Minerva Way And East Of A355 Amersham Road Beaconsfield Buckinghamshire	Details submitted pursuant to conditions 8, 10 and 11 attached to consent CC/65/16 (new relief road between the A355/Maxwell Road and Wilton Park at Land to the east of Beaconsfield between the A355 (Maxwell Road) and Minerva Way) providing details of adoptable roads and footpath / cycleway. BCC ref AOC/0019/18	No Objection	19.04.18
18/00491/FUL	Beaconsfield Town Council	Mr Dhillon C/o Mr Richard Conroy	Suites 1 And 2 Gregories Court Gregories Road Beaconsfield Buckinghamshire HP9 1HQ	Mixed change of use to B1(Offices)/D1(Clinic)	Application Withdrawn	23.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00618/NMA	Beaconsfield Town Council	Dr And Mrs Amir Jafri C/o Mr D Russell	10 Wooster Road Beaconsfield Buckinghamshire HP9 1SR	Non Material Amendment to planning permission 17/01010/FUL to allow for: Removal of proposed single storey front extension, reduction in width of proposed replacement garage door, reduction in eaves height of the front elevation first floor side extension element with realignment of roofline to match existing, insertion of a flat roof dormer within the front elevation of the first floor side extension element and replacement of ground floor entrance door with ground floor window.	Application Permitted	24.04.18
18/00604/TPO	Beaconsfield Town Council	Mr Amarjit Singh Hundal C/o Mr Nik Vyas	62 Penn Road Beaconsfield Buckinghamshire HP9 2LS	T68 Horse Chestnut -Fell (and replace) (SBDC TPO 11, 2000)	Application Withdrawn	09.04.18
18/00648/CC	Beaconsfield Town Council	Buckinghamshire County Council	Land North Of Minerva Way And East Of A355 Amersham Road Beaconsfield Buckinghamshire	Details submitted pursuant to condition 5 attached to consent CC/65/16 (new relief road between the A355/Maxwell Road and Wilton Park at Land to the east of Beaconsfield between the A355 (Maxwell Road) and Minerva Way) providing details of the noise barrier. (BCC Ref AOC/0027/18)	No Objection	26.04.18
17/02142/FUL	Burnham Parish Council	Mr And Mrs Walker C/o Mr P Alan	Brick Barn Lake End Farm Lake End Road Dorney Buckinghamshire SL4 6QS	Conversion of existing building to form two dwellings.	Application refused	03.05.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02387/FUL	Burnham Parish Council	Mr H S Purewal C/o Mr J Singh	41 Taplow Road Burnham Buckinghamshire SL6 0JN	Part single/part two storey side/rear extension.	Application Permitted	23.04.18
17/01239/FUL	Burnham Parish Council	Slough Borough Council	Land Adjoining Huntercombe Spur Huntercombe Lane South Burnham Buckinghamshire	Change of use to dog training facilities, outbuilding, fencing and associated works.	Application refused	04.05.18
17/01798/LBC	Burnham Parish Council	Legro Limited C/o David Hall	Units 1-2 Eton Place 64 High Street Burnham Buckinghamshire SL1 7JT	Listed Building Application for: Change of use from office (B1) to provide 2 residential apartments.	Application Permitted	16.04.18
17/01797/FUL	Burnham Parish Council	Legro Limited C/o David Hall	Units 1-2 Eton Place 64 High Street Burnham Buckinghamshire SL1 7JT	Change of use from office (B1) to provide 2 residential apartments.	Application Permitted	13.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02143/LBC	Burnham Parish Council	Mr And Mrs Walker C/o Mr P Alan	Brick Barn Lake End Farm Lake End Road Dorney Buckinghamshire SL4 6QS	Listed Building Application for conversion of existing building to form two dwellings.	Application refused	03.05.18
17/02299/FUL	Burnham Parish Council	Mr & Mrs Ken & Sarah Johnson & Dunstan C/o Chris Dale	15 Pipers Close Burnham Buckinghamshire SL1 8AW	Two storey side and single storey rear extensions.	Application Permitted	05.04.18
18/00124/TPO	Burnham Parish Council	Mrs Henrietta Gwatkins C/o Andrea Nias	Cedar House 46 Long Drive Burnham Buckinghamshire SL1 8AL	T1 cedar - up to 2.5 metre branch clearance from adjacent buildings and removal of two hanging branches over footpath and driveway.. (SBDC TPO No. 05, 1990).	Application Permitted	11.04.18
18/00181/FUL	Burnham Parish Council	Mr ALAN STILWELL C/o Mr Dean Luxton	8 Pipers Close Burnham Buckinghamshire SL1 8AW	Front Porch	Application Permitted	18.04.18
18/00212/RVC	Burnham Parish Council	Mr M Cranage C/o Mr Henry Morris	586 & 588 Bath Road Burnham Buckinghamshire SL6 0PE	Variation of Condition 2 of Planning Permission 17/01552/FUL (Redevelopment of site to create 8 replacement dwellings including vehicular access and associated parking) to allow the addition of a garage to Plot 6 and amendments to siting.	Application Permitted	18.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00232/RVC	Burnham Parish Council	Mr Peter Manning C/o Mr Alex Afnan	51 Gore Road Burnham Buckinghamshire SL1 8AB	Variation of Condition 2 of planning permission 17/00535/FUL (Demolition of an existing building and the erection of two buildings comprising 8 residential units (Use Class C3), associated works including access, parking and landscaping.) to allow: alterations to fenestration and internal layout.	Application Permitted	05.04.18
18/00248/FUL	Burnham Parish Council	Mr And Mrs P Gibbs C/o Mr P Mackrory	20 Wymers Wood Road Burnham Buckinghamshire SL1 8JJ	Single storey rear extension.	Application Permitted	06.04.18
18/00277/FUL	Burnham Parish Council	Mrs Kish Chohan C/o Mrs Adrienne Mulder	44 Conway Road Burnham Buckinghamshire SL6 0LD	Single storey side/rear extension and the insertion of two rooflights within the southern flank elevation.	Application Permitted	20.04.18
18/00295/FUL	Burnham Parish Council	Mr & Mrs Harris C/o Michael Furby	67 Nursery Road Burnham Buckinghamshire SL6 0JX	Single storey front and side extension.	Application Permitted	13.04.18
18/00170/FUL	Burnham Parish Council	Mr & Mrs Husain C/o Mr Kashif Syed	Orchid Cottage Farm Road Burnham Buckinghamshire SL6 0PS	Single storey rear extension, garage conversion to habitable accommodation and construction of side dormers.	Application Permitted	19.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00316/FUL	Burnham Parish Council	Mr Amardeep Dosanjh C/o Mr Rahul Taheem	Land At 8 Southfield Gardens Burnham Buckinghamshire SL1 7NE	Construction of detached dwelling.	Application Permitted	18.04.18
18/00210/FUL	Burnham Parish Council	Mrs Page C/o Mike O'Farrell	66 Orchardville Burnham Buckinghamshire SL1 7BE	Front extension with dormer.	Application Permitted	18.04.18
18/00357/GPDE	Burnham Parish Council	Miss Rajinder Puaar C/o Matyas Szalay	11 Burlington Road Burnham Buckinghamshire SL1 7BQ	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 6.0m, MH 3.5m, EH 2.8m).	Approval is granted	09.04.18
18/00384/FUL	Burnham Parish Council	Mr Ronald Alsworth C/o Mr Alexandre Durao	5 Farm Road Burnham Buckinghamshire SL6 0PS	Front porch, roof extension, front and rear dormers and a single storey rear extension.	Application Permitted	27.04.18
18/00437/FUL	Burnham Parish Council	Mrs Hunter C/o Mr Graham Eades	Unit 4 58 Britwell Road Burnham Buckinghamshire	Change of Use to Dog Day care Facility (sui generis), retention of ancillary buildings and creation of access drive, construction of fencing and relocation of existing field gate and associated tree planting.	Application Permitted	04.05.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00362/LBC	Burnham Parish Council	Katharine Lumb C/o Mr Andrew Lewthwaite-Page	Gully Cottage 2 Britwell Gardens Britwell Road Burnham Buckinghamshire SL1 8DG	Listed Building Application for replacement doors and windows.	Application Permitted	04.05.18
18/00468/AGN OT	Burnham Parish Council	Mr T Rayner C/o Mrs Ruth Dobson	Hicknaham Farm Littleworth Road Burnham Buckinghamshire SL1 8PG	Notification of agricultural or forestry development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 for: Construction of a steel portal framed building to be used as a general purpose building.	Prior approval is not required	10.04.18
18/00492/FUL	Burnham Parish Council	Mr Onkar C/o Mr Abdul Wajid	1 Conway Road Burnham Buckinghamshire SL6 0LB	Single storey side extension	Application Permitted	09.05.18
18/00577/GPDE	Burnham Parish Council	Mr Ahmad Samadi C/o Mr Ehsan UL-HAQ	18 Tockley Road Burnham Buckinghamshire SL1 7DH	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 6.0m, MH 3.4m, EH 3.0m)	Application Withdrawn	04.05.18
18/00586/CAN	Burnham Parish Council	Mr P Roe	Burnham House Cottage 93B High Street Burnham Buckinghamshire SL1 7JZ	T1 - Sycamore - Crown Reduction by 2-3m, T2 - Sycamore - Fell, T3 - Sycamore - Crown Lift by 4m and Crown Thinning by 10-15%, T4 - Sycamore - Fell (Burnham Conservation Area)	No TPO is to be made	04.05.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00133/FUL	Denham Parish Council	Mrs Amy Kenworthy C/o Mr Fraser Kirkcaldy	Mull Cottage Village Road Denham Buckinghamshire UB9 5BH	Replacement windows.	Planning permission is not required	10.04.18
18/00134/LBC	Denham Parish Council	Mrs Amy Kenworthy C/o Mr Fraser Kirkcaldy	Mull Cottage Village Road Denham Buckinghamshire UB9 5BH	Listed Building Application for: Replacement windows.	Application Permitted	10.04.18
18/00211/FUL	Denham Parish Council	Mrs Joanne Kerby C/o Mrs Maryam Abbarin	88 Oxford Road New Denham Denham Buckinghamshire UB9 4DW	Two storey side extension and conversion of garage.	Application Permitted	04.05.18
18/00289/CLOPED	Denham Parish Council	Mr & Mrs S Furnish C/o Mr Michael Waring	26 Newtown Road New Denham Buckinghamshire UB9 4BE	Application for Certificate of Lawfulness for Proposed: Loft conversion incorporating hip-to-gable roof extension, rear dormer and insertion of front rooflights.	Certificate of Lawful Use granted	16.04.18
18/00336/TPO	Denham Parish Council	Ms Angie Silver C/o Mr David Ford	Denham Place Village Road Denham Buckinghamshire UB9 5BL	T1 sycamore - Remove broken/hanging limbs and reduce low limb by 3 metres. T4 yew - Crown reduction up to 5 metres with crown shaping to create future topiary shaped tree. (SBDC TPO No 06, 1968).	Part Consent/Part Refusal (See decision)	09.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00380/FUL	Denham Parish Council	Mr S Dohl C/o Mr S Kerr	85 Oxford Road New Denham Denham Buckinghamshire UB9 4DB	Single storey rear extension and demolition of existing conservatory.	Application Permitted	26.04.18
18/00411/FUL	Denham Parish Council	Mr David Wilson C/o Mr David Webb	Windrush Tilehouse Lane Denham Buckinghamshire UB9 5DA	Loft conversion incorporating front and rear dormers and front porch.	Application Permitted	08.05.18
18/00461/FUL	Denham Parish Council	Mr & Mrs P. Coe C/o Declan Minoli	Rosewood The Paddocks Hollybush Lane Denham Buckinghamshire UB9 4HG	Extension to roof incorporating rear dormer windows to provide additional accommodation in roofspace. Single storey rear extension.	Application Permitted	09.05.18
18/00477/LBC	Denham Parish Council	Ms A Kenworthy C/o Ms M Clayfield	Mull Cottage Village Road Denham Buckinghamshire UB9 5BH	Listed building application for increasing patio, construction of garden wall following demolition of existing garden wall.	Consent not required	11.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00592/CC	Denham Parish Council	Bucks County Council	Denham Village Infant School Cheapside Lane Denham Buckinghamshire UB9 5AE	The proposed works includes two extensions, including; a new school hall, and new CDT/IT room and associated paths and gates. It is also proposed that a number of small internal adaptations are undertaken, including the removal of a number of existing internal walls. Additionally, it is proposed that a new 8 space car park is constructed to provide formal staff parking, replacing the existing rear hard standing, Access to this parking area is improved, by widening the path outside the school, providing greater site lines and turning circles. (Bucks CC ref: CC/0029/18)	Objections	18.04.18
18/00106/FUL	Dorney Parish Council	Mr & Mrs Williams C/o Mr S Dodd	15 Harcourt Road Dorney Reach Buckinghamshire SL6 0DT	Single storey rear extension, conversion of garage into habitable accommodation and alterations to existing outbuilding.	Application Permitted	06.04.18
18/00334/FUL	Dorney Parish Council	Mr Theo Alexander	51 Harcourt Road Dorney Reach Buckinghamshire SL6 0DT	Installation of bank of solar panels.	Application Permitted	18.04.18
18/00350/FUL	Dorney Parish Council	Mrs Dawn Groom C/o Mr Alister Henderson	Land To The North Of 1 Glebe Close Dorney Reach Buckinghamshire SL6 0DL	Application for temporary period of four years for : 6 indoor primate enclosures, 6 outdoor primate enclosures, a stable block and 2 static caravans, along with a temporary access road within the site.	Application Withdrawn	20.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00405/FUL	Dorney Parish Council	The Provost & Fellows Eton College C/o Mr Eamonn McLarnon	Eton College Rowing Centre Dorney Lake Court Lane Dorney Buckinghamshire SL4 6QP	Construction of access controlled barriers and a security camera pole with cctv.	Application Permitted	01.05.18
17/01938/FUL	Farnham Royal Parish Council	Mr & Mrs Dhuna C/o Mr David Webb	Glenside Farnham Lane Farnham Royal Buckinghamshire SL2 3RY	Replacement dwelling.	Application Withdrawn	16.04.18
17/02101/FUL	Farnham Royal Parish Council	Mr Ejaz Khan C/o Mr Richard Taylor	3 The Broadway Beaconsfield Road Farnham Common Buckinghamshire SL2 3PQ	Part single/part two storey rear extension incorporating change of use of first floor to facilitate the creation of two residential dwellings with associated parking.	Application Permitted	17.04.18
17/02392/FUL	Farnham Royal Parish Council	Mr & Mrs Gavin Vass C/o Mr Jonathan Heighway	The Poplars Beeches Road Farnham Common Buckinghamshire SL2 3PS	Two storey side extension following demolition of garage	Application Permitted	18.04.18
18/00108/LBC	Farnham Royal Parish Council	Mr Parma Kundra C/o Mike Taylor	The Crown Farnham Road Farnham Royal Buckinghamshire SL2 3AS	Listed Building Application for: Conversion of existing public house to 3 residential units.	Application refused	04.05.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00107/FUL	Farnham Royal Parish Council	Mr Parma Kundra C/o Mike Taylor	The Crown Farnham Road Farnham Royal Buckinghamshire SL2 3AS	Conversion of existing public house to 3 residential units and erection of 3 terraced dwellings and detached bungalow.	Application refused	04.05.18
18/00203/FUL	Farnham Royal Parish Council	Mr Akhtar C/o Mr Gary Edwards	Fieldens 10 Linden Drive Farnham Royal Buckinghamshire SL2 3DA	Construction of new dwelling.	Application Permitted	11.04.18
18/00222/FUL	Farnham Royal Parish Council	Mr C Childs C/o Mr John Wood	Meadows One Pin Lane Farnham Common Buckinghamshire SL2 3QY	First floor extension incorporating roof lights.	Application Withdrawn	10.04.18
18/00228/CLOPED	Farnham Royal Parish Council	Mr & Mrs P. KALYAN C/o Mr ROBERT HILLIER	65 Ingleglen Farnham Common Buckinghamshire SL2 3QB	Application for Certificate of Lawfulness for proposed: Single storey rear extension and re-positioning of first floor rear window.	Application Withdrawn	13.04.18
18/00244/FUL	Farnham Royal Parish Council	Mrs Nus Baig C/o Robert Hillier	7 Woodland Cottages Beaconsfield Road Farnham Common Buckinghamshire SL2 3PY	First floor rear extension and front porch.	Application Permitted	16.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00269/FUL	Farnham Royal Parish Council	Mrs Wendy Pepper	2 Kennedy Close Farnham Royal Buckinghamshire SL2 3NB	Detached outbuilding.	Application Permitted	18.04.18
18/00299/RVC	Farnham Royal Parish Council	Redsky Wholesalers Ltd. C/o Danks Badnell Architects Ltd.	Site Of Scopello Beeches Road Farnham Common Buckinghamshire	Variation of conditions 2 and 13 of Planning Permission 16/01405/FUL (Redevelopment of site to provide three detached dwellings served by the existing access off Beeches Road (amendment to planning permission 15/01650/FUL) to allow: Addition and Retention of rooflights to each of the approved dwellings.	Application Permitted	13.04.18
18/00333/TPO	Farnham Royal Parish Council	Sospel Management Group C/o Mr M Jago	Sospel Court Farnham Royal Buckinghamshire SL2 3BT	T1 lime - 20% crown thinning with crown lifting over road by 5 metres and up to 4 metres over pavement and grassed area. (SBDC TPO No 2, 1978).	Application Permitted	09.04.18
18/00231/FUL	Farnham Royal Parish Council	Mrs C Ketteley C/o Mr Dylan Morris	20 Lawkland Farnham Royal Buckinghamshire SL2 3AN	Two storey side extension.	Application Permitted	23.04.18
18/00318/FUL	Farnham Royal Parish Council	Ms Tara Vindis C/o Mr Abdul Wajid	Cherry Tree House Beaconsfield Road Farnham Royal Buckinghamshire SL2 3BY	Part single/part two storey rear infill extension with partial garage conversion into habitable room.	Application Permitted	27.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00298/FUL	Farnham Royal Parish Council	Mr & Mrs Cliffe C/o Mr R Hillier	Priory View One Pin Lane Farnham Common Buckinghamshire SL2 3RA	Widening vehicular access.	Application Permitted	30.04.18
18/00409/FUL	Farnham Royal Parish Council	Mr Justin McNamara C/o Mr A B Jackson	46 Langtons Meadow Farnham Common Buckinghamshire SL2 3NH	Single storey rear extension.	Application Withdrawn	02.05.18
18/00410/CLOP ED	Farnham Royal Parish Council	Mr Justin McNamara C/o Mr A B Jackson	46 Langtons Meadow Farnham Common Buckinghamshire SL2 3NH	Application for Certificate of Lawfulness for proposed: Single storey rear extension.	Certificate of Lawful Use granted	01.05.18
18/00290/FUL	Farnham Royal Parish Council	Mr Gary Anderson	37 Hammond End Farnham Common Buckinghamshire SL2 3LG	Outbuilding.	Application Permitted	03.05.18
18/00490/CLOP ED	Farnham Royal Parish Council	Mr Harjodh Singh C/o Mr Sunny Bahia	Yew Tree House Beaconsfield Road Farnham Royal Buckinghamshire SL2 3BY	Application form for a Certificate of Lawfulness for proposed: Outbuilding	Application refused	08.05.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00571/CAN	Farnham Royal Parish Council	C/o Mr Mark Frater	St Marys Church Of England Primary School Church Road Farnham Royal Buckinghamshire SL2 3AW	T1-Lawson Cypress Fell, T2-Leyland Cypress Fell, T3-Sycamore 25% Reduction, T4-Beech 25% Reduction, T5-Sycamore 25% Reduction, T6-Sycamore 25% Reduction	No TPO is to be made	04.05.18
18/00368/MBN OT	Fulmer Parish Council	Mr And Mrs Eyre C/o Mr K Lipinski	Fulmer House Farm Alderbourne Lane Fulmer Buckinghamshire SL3 6JB	Notification under Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for: change of use of agricultural building to one residential dwelling.	Application refused	04.05.18
18/00346/FUL	Fulmer Parish Council	Mr & Mrs Smith C/o Mr Oliver Thompson	Alderbourne Manor Farm Fulmer Lane Fulmer Buckinghamshire SL9 7BL	Development of site and the erection of single dwelling.	Application refused	08.05.18
17/01405/FUL	Gerrards Cross Town Council	Mr Paul Mulhearn C/o Mr William Marshall	44 Oak End Way Gerrards Cross Buckinghamshire SL9 8BR	Redevelopment of site to provide six self contained apartments.	Application Permitted	10.04.18
18/00010/FUL	Gerrards Cross Town Council	Mr & Mrs Sally and David Martin C/o Mrs A Worthington	Latchmoor End 61 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7RB	Part single/part two storey side/rear extensions and roof extension incorporating increase in ridge height and rear dormers (Amendment to planning permission 17/01641/FUL to include the installation of external wall insulation).	Application Permitted	04.05.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00026/FUL	Gerrards Cross Town Council	Mr And Mrs G Stubbs C/o Alpha Design	32 Windsor Road Gerrards Cross Buckinghamshire SL9 7NE	Two storey side and rear extension.	Application Permitted	13.04.18
18/00056/FUL	Gerrards Cross Town Council	Mr & Mrs J Saggar C/o Mr S Mann	Balas 17 Valley Way Gerrards Cross Buckinghamshire SL9 7PL	Semi basement extension to provide ancillary accommodation.	Application Permitted	18.04.18
18/00241/FUL	Gerrards Cross Town Council	Mr Darren Perkins C/o Mr Manpreet Matharoo	Delphi 14 Beech Way Gerrards Cross Buckinghamshire SL9 8BL	Two storey rear extension incorporating dormer, basement extension.	Application Permitted	05.04.18
18/00246/FUL	Gerrards Cross Town Council	Dr & Mrs N Thanvi C/o Mr P Mackrory	58 Howards Wood Drive Gerrards Cross Buckinghamshire SL9 7HW	Detached double garage to front.	Application refused	06.04.18
18/00226/FUL	Gerrards Cross Town Council	Mr & Mrs Kandola C/o Mr Sammy Chan	Kandola Cottage 51 Windsor Road Gerrards Cross Buckinghamshire SL9 7NL	Replacement dwellinghouse. Retention and enlargement of 1.5 storey north-east wing, dormer windows and rooflights.	Application Permitted	09.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00253/FUL	Gerrards Cross Town Council	Mr & Mrs K. Saldanha C/o Declan Minoli	Sandalwood 66 Fulmer Drive Gerrards Cross Buckinghamshire SL9 7HL	Front porch, part single/part two storey front extensions incorporating integral garage, part single/part two storey rear extension and increase in ridge height incorporating front and rear dormers.	Application Permitted	13.04.18
18/00268/FUL	Gerrards Cross Town Council	Mr L Mann C/o Gino Ferdenzi	Land Between The Brambles, 14 Orchehill Avenue & Hillsborough Lodge, 2 Oval Way Gerrards Cross Buckinghamshire	Detached dwellinghouse	Application refused	09.04.18
18/00270/FUL	Gerrards Cross Town Council	Mr M Nourshargh C/o Mr Nuno Paiva	Cherrytrees 12 Howards Thicket Gerrards Cross Buckinghamshire SL9 7NX	2 x two storey side extensions	Application Permitted	03.05.18
18/00275/FUL	Gerrards Cross Town Council	Mr & Mrs Hobb C/o Mrs Sarah Wolstenholme	19 Moreland Drive Gerrards Cross Buckinghamshire SL9 8BB	Single storey rear extension incorporating roof lanterns and single storey front extension to existing garage.	Application Permitted	02.05.18
18/00278/FUL	Gerrards Cross Town Council	Mr P Mason C/o Mr John Wood	Redwood Cottage Bull Lane Gerrards Cross Buckinghamshire SL9 8RF	Single storey rear extension.	Application Permitted	20.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00285/FUL	Gerrards Cross Town Council	Mr Cooper And Dr V Tsatsami C/o Mr David Webb	Vikings 24 Top Park Gerrards Cross Buckinghamshire SL9 7PW	Detached car port	Application Permitted	18.04.18
18/00230/RVC	Gerrards Cross Town Council	Mr Ankit Monga C/o Mr Harmeet Minhas	Trevellas 15 Valley Way Gerrards Cross Buckinghamshire SL9 7PL	Variation of condition 3 of planning permission 16/01865/FUL (Replacement Dwelling) to allow for the insertion of 2 rear dormers and 2 side rooflights to enable habitable roof space, enlargement of ground floor rear central recess, and amendments to facade.	Application Permitted	25.04.18
18/00300/FUL	Gerrards Cross Town Council	Mr Amar Basra C/o Mr Mark Longworth	32 Dale Side Gerrards Cross Buckinghamshire SL9 7JE	Redevelopment of site to provide two dwellings and associated landscaping	Application Permitted	19.04.18
18/00302/FUL	Gerrards Cross Town Council	Mr & Mrs A Breen C/o Declan Minoli	12 Dale Side Gerrards Cross Buckinghamshire SL9 7JF	Redevelopment of site to provide 2 no. detached houses with integral garages and basements and construction of vehicular access. (Renewal of Planning Permissions 15/00852/FUL & 16/02160/RVC).	Application Permitted	16.04.18
18/00154/FUL	Gerrards Cross Town Council	Mr Kurpal Mann C/o Mr Mike Hounslow	White Oaks 5 Beech Way Gerrards Cross Buckinghamshire SL9 8BL	Single storey rear extension incorporating roof lanterns.	Application Permitted	09.05.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00307/FUL	Gerrards Cross Town Council	Ms Acar C/o Mr Duncan Gibson	Esra Lodge 87 Packhorse Road Gerrards Cross Buckinghamshire SL9 8HU	Replacement detached dwelling following demolition of existing dwelling.	Application Permitted	17.04.18
18/00332/TPO	Gerrards Cross Town Council	Mr R Martin C/o Mr M Flint	72 St Huberts Close Gerrards Cross Buckinghamshire SL9 7ER	Oak - 10% crown thinning incorporating selective branch reduction/crown shaping to create up to 1-2 metres clearance from building. (SBDC TPO No. 13, 1988)	Application Permitted	09.04.18
18/00352/FUL	Gerrards Cross Town Council	Mrs Roz Hill C/o Mr Ross Lakani	11 St Huberts Close Gerrards Cross Buckinghamshire SL9 7EN	Single storey front and rear extensions and part two storey/part first floor side extensions.	Application Permitted	04.05.18
18/00360/FUL	Gerrards Cross Town Council	Mr T Dusek C/o Mr John Wood	19 Donnay Close Gerrards Cross Buckinghamshire SL9 7PZ	First floor side extension.	Application Permitted	24.04.18
18/00363/FUL	Gerrards Cross Town Council	Mr & Mrs Greaney C/o Mr Philip Roy	Greener Pastures 16 Donnay Close Gerrards Cross Buckinghamshire SL9 7PZ	First floor side extension.	Application refused	30.04.18
18/00359/FUL	Gerrards Cross Town Council	Mr & Mrs Mobarik C/o Mr Mark Longworth	26 Dale Side Gerrards Cross Buckinghamshire SL9 7JE	Two storey rear extension, portico and amendments to fenestration.	Application Permitted	25.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00414/NMA	Gerrards Cross Town Council	Mr Lee Walker C/o Mr Mark Pottle	Nantgwyn 1 Dukes Close Gerrards Cross Buckinghamshire SL9 7LH	Non-material Amendment to Planning Permission 17/02304/FUL to allow: smooth render to outside walls instead of face brickwork	Application Withdrawn	05.04.18
18/00247/FUL	Gerrards Cross Town Council	Dr & Mrs N Thanvi C/o Mr P Mackrory	58 Howards Wood Drive Gerrards Cross Buckinghamshire SL9 7HW	Single storey front and rear extensions incorporating roof lanterns and conversion of garage into habitable space.	Application Permitted	18.04.18
18/00429/TPO	Gerrards Cross Town Council	Mrs P Sanchez C/o Mr P Morris	62 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7RA	T1 Spruce - Prune Back 3 Lower Limbs by 40% (4m reduction); T2- Spruce reduce by 15% (3.5m) and reshape top growth. (TPO/ER/7306).	Application refused	01.05.18
18/00430/TPO	Gerrards Cross Town Council	Sister Hilda Mary C/o Mr P Morris	St Michael's Convent Vicarage Way Gerrards Cross Buckinghamshire SL9 8AS	(G1) Hornbeams - 4 metre clearance from house and reduce by 40%; (T 2) Beech - 4 metre clearance from house; (G3) Hornbeams - reduce to 5.5 metres; (G4 Laurel - remove stems on house side. (SBDC TPO No.7 2012)	Application refused	01.05.18
18/00403/RVC	Gerrards Cross Town Council	Mr D Minoli	Apsley Place 40 Camp Road Gerrards Cross Buckinghamshire SL9 7PD	Variation of conditions 2 and 4A of planning permission 16/02318/FUL (Replacement dwelling and relocation of existing vehicular access.)to allow alterations to approved drawings and changed approved natural slate roof tiles to handmade clay plain tiles	Application Permitted	02.05.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00413/CLUE D	Gerrards Cross Town Council	Mr S Reardon C/o PRC Group	Alpine Lodge 3 Lower Road Gerrards Cross Buckinghamshire SL9 0NL	Application for a Certificate of Lawfulness to establish the commencement of the proposed development.	Application refused	13.04.18
18/00423/TPO	Gerrards Cross Town Council	Crompton Hall Residents Company Ltd C/o Mr James Gillate	Crompton Hall South Park Gerrards Cross Buckinghamshire SL9 8HR	T1 horse chestnut - Removal of one lower branch growing over front entrance (SBDC TPO9, 1996).	Application Permitted	03.05.18
18/00428/MBN OT	Gerrards Cross Town Council	Mrs Rosemarie Bartlett C/o Mr Simon Handy	Landrecies Oxford Road Gerrards Cross Buckinghamshire SL9 7AT	Notification under Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for change of use of two agricultural buildings to three dwellings including associated operational development.	Prior approval is not required	02.05.18
18/00436/FUL	Gerrards Cross Town Council	Mr Sukh Tiwana C/o Pravin Raheja	Five Rivers 51 Howards Thicket Gerrards Cross Buckinghamshire SL9 7NU	Two storey front/rear and single storey side extensions. Roof extension incorporating increase in ridge height.	Application Permitted	03.05.18
18/00462/FUL	Gerrards Cross Town Council	Mrs L. Gavin C/o Declan Minoli	The White House 16 East Common Gerrards Cross Buckinghamshire SL9 7AF	Single storey rear extension following demolition of rear conservatory.	Application Permitted	09.05.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00496/CAN	Gerrards Cross Town Council	Mr Nigel Hague	Mulgrave 3 Latchmoor Grove Gerrards Cross Buckinghamshire SL9 8LN	Lime -pollard (Gerrards Cross Conservation Area)	No TPO is to be made	09.04.18
18/00567/GPDE	Gerrards Cross Town Council	Mr Bassam Najim C/o Mr Anthony Browne	Lantern Lights 83 Camp Road Gerrards Cross Buckinghamshire SL9 7PF	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 class A 4 for a single storey rear extension (Dimensions D 6.05metres, MH 3.04 Metres, EH 3.04 Metres)	Prior approval is not required	03.05.18
18/00557/CAN	Gerrards Cross Town Council	Mr Martin C/o Mrs Angelika Worthington	Latchmoor End 61 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7RB	Beech - Fell, Conifer - Fell (Gerrards Cross Centenary)	No TPO is to be made	04.05.18
18/00599/CAN	Gerrards Cross Town Council	Mrs Lindop	Wisteria 14A Etorpe Close Gerrards Cross Buckinghamshire SL9 8PL	T1, T2 - Thuja reduce height by approx 2M, T6 - Sycamore - Crown Lift by removing 4 low laterals with reduction of branches over garden by 1.5m	No TPO is to be made	04.05.18
18/00640/CAN	Gerrards Cross Town Council	Mr B Downing	Wisteria 14A Etorpe Close Gerrards Cross Buckinghamshire SL9 8PL	T1 and T2 Thuja Reduce Height	Application Withdrawn	09.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00696/NMA	Gerrards Cross Town Council	Mr Charlie Reed C/o Mr Ian Bird	Grafton House 31 Camp Road Gerrards Cross Buckinghamshire SL9 7PG	Application for non-material amendment to planning permission 17/01979/FUL for raising first floor and eaves height.	Application refused	04.05.18
18/00314/FUL	Hedgerley Parish Council	Mr B Thorpe C/o Mr M Saxon	The Manor Wapseys Lane Hedgerley Buckinghamshire SL2 3XJ	Detached outbuilding with associated hard and soft landscaping.	Application refused	08.05.18
18/00619/CLOP ED	Hedgerley Parish Council	Mr & Mrs D Mitchell C/o Mr D Russell	Mount Pleasant Cottage Andrew Hill Lane Hedgerley Buckinghamshire SL2 3UW	Application for Certificate of Lawfulness for proposed: Detached garage.	Certificate of Lawful Use granted	08.05.18
18/00620/CLOP ED	Hedgerley Parish Council	Mr & Mrs D Mitchell C/o Mr D Russell	Mount Pleasant Cottage Andrew Hill Lane Hedgerley Buckinghamshire SL2 3UW	Application for certificate of lawfulness for proposed: Single storey side extension.	Certificate of Lawful Use granted	08.05.18
17/01946/FUL	Iver Parish Council	Mr J Anzalchi C/o Mr Kashif Bashir	89 Thornbridge Road Iver Heath Buckinghamshire SL0 0QB	Two storey front extension, single storey rear extension incorporating roof lanterns and roof extension.	Application Permitted	18.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02307/FUL	Iver Parish Council	Mr Martin Critchfield C/o Mr Cameron Spencer	216 Swallow Street Iver Buckinghamshire SL0 0HS	First floor rear extension.	Application Permitted	13.04.18
18/00022/FUL	Iver Parish Council	Miss Catherine Seddon C/o Mr Andrew Brown	22 Rostrevor Gardens Iver Heath Buckinghamshire SL0 0RB	Roof extension and rear dormer.	Application Permitted	06.04.18
17/02305/FUL	Iver Parish Council	Mr Peter Watson C/o Mr Cameron Spencer	214 Swallow Street Iver Buckinghamshire SL0 0HS	First floor rear infill extension	Application Permitted	13.04.18
18/00038/FUL	Iver Parish Council	Mr Aulakh C/o Mr Ameet Bhamra	16 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ	Part first floor/part two storey side/rear extension incorporating roof extension, two front dormers and attached single storey carport/garage.	Application Withdrawn	17.04.18
18/00197/FUL	Iver Parish Council	Mr & Mrs Daniel and Claire Webb C/o Mr Leigh Tugwood	32 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ	Two storey rear extension	Application Withdrawn	19.04.18
18/00308/FUL	Iver Parish Council	Mr & Mrs Robert Ip C/o Mr David Nutchey	Tara 2 Delaford Close Iver Buckinghamshire SL0 9JX	Car port, construction of gates and associated hardstanding.	Application Permitted	24.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00152/FUL	Iver Parish Council	Mr Hakeem Bell	Land To Rear Of 24 - 26 Wellesley Avenue Iver Buckinghamshire	Construction of two detached dwellings with associated access.	Application refused	18.04.18
18/00339/FUL	Iver Parish Council	Mr V P SINGH C/o Mr Prabh Singh	The Delaford 1 Richings Place Iver Buckinghamshire SL0 9BA	1st floor side extension. Rooflights to front, rear and side elevations.	Application Permitted	19.04.18
18/00342/FUL	Iver Parish Council	Mr Stephen Hunter C/o Mr Leigh Tugwood	29 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH	Detached garage.	Application Withdrawn	19.04.18
18/00324/FUL	Iver Parish Council	Mr Satish Jethwa C/o Mr Lee Curtis	95 Ashford Road Iver Heath Buckinghamshire SL0 0QF	First floor side extension.	Application Permitted	20.04.18
18/00325/CLOPED	Iver Parish Council	Mr Satish Jethwa C/o Mr Lee Curtis	95 Ashford Road Iver Heath Buckinghamshire SL0 0QF	Application for a Certificate of Lawfulness for proposed: Front porch	Certificate of Lawful Use granted	20.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00361/OUT	Iver Parish Council	Graham Chapman	2 Holmsdale Close Iver Buckinghamshire SL0 9HY	Outline planning permission for : Detached dwelling with vehicular access.	Application refused	27.04.18
18/00303/FUL	Iver Parish Council	Mr Greg Harper C/o Mr Mark Pottle	South Lodge Ford Lane Iver Buckinghamshire SL0 9LL	Detached dwelling following demolition of existing dwelling and outbuildings.	Application Permitted	26.04.18
18/00367/FUL	Iver Parish Council	Mr & Mrs J Thinju C/o Mr S Mann	87 Slough Road Iver Heath Buckinghamshire SL0 0DH	Replacement dwelling.	Application refused	26.04.18
18/00445/FUL	Iver Parish Council	Mr And Mrs L McGuire C/o Mr C Brench	1 Rostrevor Gardens Iver Heath Buckinghamshire SL0 0RB	Single storey side extension, roof extensions to front and rear and an extension to an existing front porch (Amendment to planning permission 17/01500/FUL)	Application Permitted	27.04.18
18/00242/FUL	Iver Parish Council	Mrs Veena & Sharon Goswami C/o Mrs Neha Abayawardana	43 Richings Way Iver Buckinghamshire SL0 9DB	Alterations to roof incorporating replacement front dormer and rear juliet balconies.	Application Permitted	01.05.18
18/00399/FUL	Iver Parish Council	Mrs Sangita Devi Punj C/o Mrs Georgia Calton	37 Old Slade Lane Iver Buckinghamshire SL0 9DY	Insertion of four new windows to first floor side elevation.	Application Permitted	02.05.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00374/FUL	Iver Parish Council	Mr Mark Smith C/o Mrs Maria Rozycka	6-8 Slough Road Iver Heath Buckinghamshire SL0 0DR	Single storey side extension, installation of a ground floor rear window, landscaping, hardstanding and repositioning of drive gates.	Application refused	08.05.18
18/00459/FUL	Iver Parish Council	Ms H Kaur Malhi C/o Mr Shahzad Akhtar	28 Thorney Lane South Iver Buckinghamshire SL0 9AE	Change of use to hot food takeaway (Use Class A5) and installation of extraction system.	Application refused	09.05.18
18/00466/NMA	Iver Parish Council	Mr Sumir Ahluwalia	91 Bathurst Walk Iver Buckinghamshire SL0 9EF	Non-material Amendment to Planning Permission 17/00252/FUL to allow: Construction of dormers	Application Withdrawn	10.04.18
18/00467/FUL	Iver Parish Council	Mr Ross Martin C/o Mr Leigh Tugwood	Love Green Garage Love Green Lane Iver Buckinghamshire SL0 9RA	Single storey front extension.	Application Permitted	08.05.18
18/00505/NMA	Iver Parish Council	Mr M Wright C/o Miss Olivia Carr	Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH	Non-material Amendment to Planning Permission 13/00175/OUT to allow: Work to begin on the alterations and highway improvements to the East Area Site Access prior to submitting the information required in conditions 6, 22, 23 and 24.	Application Permitted	12.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00476/FUL	Iver Parish Council	Mr Lawrence Nuth	24 Langley Park Road Iver Buckinghamshire SL0 9QN	Single storey rear extension and alteration to front window.	Application Permitted	08.05.18
18/00488/FUL	Iver Parish Council	Mr Satish Jethwa C/o Mr Lee Curtis	95 Ashford Road Iver Heath Buckinghamshire SL0 0QF	Single storey rear extension	Application Permitted	08.05.18
18/00563/GPDE	Iver Parish Council	Mr Randeep Singh C/o Mr Gurveer Choda	32 Syke Ings Iver Buckinghamshire SL0 9ET	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 class A 4 for a single storey rear extension (Dimensions D 6 metres, MH 3 Metres, EH 3 Metres)	Application Withdrawn	11.04.18
18/00632/CM	Iver Parish Council	Buckinghamshire County Council	Link Park Heathrow Thorney Mill Road Iver Buckinghamshire	Section 73 application to continue the development approved by consent BD/1111/79 (storage of aggregates involving the reception of railborne aggregates, and their storage under cover to be used for the production of asphalt and coated road stone and delivery of clean granite) without complying with condition 6 to allow additional hours operations of the site(Monday to Fridays: 05:00 - 22:00 & Saturdays and Sundays: 05:00 - 15:00) (BCC ref CM/0038/18)	Objections	25.04.18
18/00637/GPDE	Iver Parish Council	Mr And Mrs Sharma C/o Mr P Collis	206 The Parkway Iver Heath Buckinghamshire SL0 0RQ	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 6m, MH 3m, EH 3m).	Prior approval is not required	08.05.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02328/FUL	Stoke Poges Parish Council	Mr Abbas Shams C/o Ms Niamh Mulligan	April Cottage Fir Tree Avenue Stoke Poges Buckinghamshire SL2 4NN	Change of use from C3 to C2 together with single storey side extension.	Application refused	09.04.18
17/02072/GPDE	Stoke Poges Parish Council	Ms A Sidhu C/o Mr S Mann	83 Hazell Way Stoke Poges Buckinghamshire SL2 4DG	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 6m, MH 3m, EH 2.8m).	Prior approval is not required	09.04.18
17/02213/FUL	Stoke Poges Parish Council	Mr & Mrs S K Rajput C/o Michael Jaquiss	The Cedars Hollybush Hill Stoke Poges Buckinghamshire SL2 4QN	Replacement dwelling with detached garage.	Application Permitted	19.04.18
17/02309/FUL	Stoke Poges Parish Council	Mr & Mrs Kazek Wedrychowski	25 Hazell Way Stoke Poges Buckinghamshire SL2 4DD	Two storey rear extension and fenestration alterations	Application Permitted	18.04.18
17/02335/FUL	Stoke Poges Parish Council	Mr David Kitson	South Lodge Rickmans Lane Stoke Poges Buckinghamshire SL2 4AF	Front Porch	Application Permitted	13.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00214/CLOP ED	Stoke Poges Parish Council	Mr Jiwanji C/o Miss Tina Patel	18 Pennylets Green Stoke Poges Buckinghamshire SL2 4BT	Application for Certificate of Lawfulness for proposed: Hip-to-gable roof extension, rear dormer and insertion of front rooflights.	Certificate of Lawful Use granted	06.04.18
18/00080/FUL	Stoke Poges Parish Council	Sanghera & Sons Property Limited C/o Ms Kenny Peters	Leven House Park Road Stoke Poges Buckinghamshire SL2 4PA	Redevelopment of site to provide three storey apartment building (7 apartments) and outbuilding	Application refused	09.04.18
18/00252/FUL	Stoke Poges Parish Council	Mr Ryan Mehta C/o Mr Chi Park	6 Cherry Orchard Stoke Poges Buckinghamshire SL2 4PY	Part first floor / part two storey side extension.	Application Permitted	11.04.18
18/00313/FUL	Stoke Poges Parish Council	Mr S Worland C/o Mr J Wood	15 Bunby Road Stoke Poges Buckinghamshire SL2 4BS	First floor rear extension.	Application Permitted	04.05.18
18/00180/FUL	Stoke Poges Parish Council	Mr & Mrs Nick Milne C/o Mr Jonathan Highway	18 Bunby Road Stoke Poges Buckinghamshire SL2 4BP	Two storey rear extension and widening of existing vehicular access.	Application Permitted	16.04.18
18/00329/FUL	Stoke Poges Parish Council	Mr & Mrs Martyn Higgins C/o Mr Shorne Tilbey	Brookdale Bells Hill Stoke Poges Buckinghamshire SL2 4ED	Redevelopment of site to provide 5 dwellings with associated parking and landscaping.	Application Withdrawn	17.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00331/TPO	Stoke Poges Parish Council	Mr David C/o Mr M Jago	Tawny Lodge Stoke Court Drive Stoke Poges Buckinghamshire SL2 4LU	T1 horse chestnut - reduce lower branches from adjacent building to create 1.5 metres clearance from building. (SBDC TPO No 2, 1963)	Application Permitted	09.04.18
18/00185/FUL	Stoke Poges Parish Council	GStar Property Services Ltd C/o Robert Clarke	Thames House Bells Hill Stoke Poges Buckinghamshire SL2 4EH	Single storey side extension, alterations to fenestration and facade treatment and the internal installation of 2 MOT bays.	Application Permitted	18.04.18
18/00190/FUL	Stoke Poges Parish Council	Mr Martin Heyes C/o Kevin J Turner	Augusta Wexham Street Stoke Poges Buckinghamshire SL3 6NJ	Single storey rear and first floor side extensions.	Application Permitted	19.04.18
18/00306/FUL	Stoke Poges Parish Council	GBE Investments Ltd C/o Mr Robert Clarke	Firs Field Duffield Lane Stoke Poges Buckinghamshire	Erection of a detached single-storey dwelling following demolition of the existing storage building.	Application refused	20.04.18
18/00347/FUL	Stoke Poges Parish Council	Mr Imran Paswal C/o Ms Eita Salehodin	9 Freemans Close Stoke Poges Buckinghamshire SL2 4ER	Part single/part two storey side extensions, two storey rear extension and front porch.	Application Permitted	20.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00354/CLOPED	Stoke Poges Parish Council	Mr Nick Milne C/o Mr Jonathan Highway	18 Bunby Road Stoke Poges Buckinghamshire SL2 4BP	Application for Certificate of Lawfulness for proposed: Outbuilding.	Application refused	20.04.18
18/00238/CLOPED	Stoke Poges Parish Council	Mr & Mrs Ray Wall C/o Mr Guy Fielding	Spring Cottage Stoke Wood Stoke Poges Buckinghamshire SL2 4AU	Application for Certificate of Lawfulness for proposed: Detached garage.	Certificate of Lawful Use granted	25.04.18
18/00239/CLOPED	Stoke Poges Parish Council	Mr & Mrs RAY WALL C/o Mr GUY FIELDING	Spring Cottage Stoke Wood Stoke Poges Buckinghamshire SL2 4AU	Application for Certificate of Lawfulness for proposed : Outbuilding.	Application Withdrawn	02.05.18
18/00240/CLOPED	Stoke Poges Parish Council	Mr & Mrs RAY WALLS C/o Mr GUY FIELDING	Spring Cottage Stoke Wood Stoke Poges Buckinghamshire SL2 4AU	Application for Certificate of Lawfulness for proposed : Outbuilding	Application Withdrawn	02.05.18
18/00415/FUL	Stoke Poges Parish Council	Mr T Ghosh C/o Mr L Pulham	Berry Farm Wexham Street Stoke Poges Buckinghamshire SL3 6NB	Replacement of 2 equestrian buildings	Application Permitted	25.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00255/FUL	Stoke Poges Parish Council	Mr Balbir Chima C/o Mr Raj Chana	Lanterns Hollybush Hill Stoke Poges Buckinghamshire SL2 4PX	Single storey side extensions (Retrospective Application)	Application Permitted	01.05.18
18/00379/TPO	Stoke Poges Parish Council	Mr Malcolm Sweeney C/o Mr Paul Morris	27 Freemans Close Stoke Poges Buckinghamshire SL2 4ER	T1 pine - fell (SBDC TPO 12, 2003)	Application Permitted	17.04.18
18/00251/FUL	Stoke Poges Parish Council	Mrs Parish C/o Miss Sami Rose	1 Hockley Lane Stoke Poges Buckinghamshire SL2 4QF	Replacement car port.	Application Permitted	02.05.18
18/00427/FUL	Stoke Poges Parish Council	Mr & Mrs Monroe C/o ROBERT HILLIER	5 Bunby Road Stoke Poges Buckinghamshire SL2 4BS	Single storey side/rear extension.	Application Permitted	04.05.18
17/02390/FUL	Taplow Parish Council	Mr John Dunleavy C/o Mr Oliver Trice	7 Pages Wharf Mill Lane Taplow Buckinghamshire SL6 0AD	Single storey rear extension incorporating first floor balcony.	Application Permitted	11.04.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/02183/FUL	Taplow Parish Council	Mr Darren Jones C/o Mr Paul Dickinson	The Old Boathouse Mill Lane Taplow Buckinghamshire SL6 0AA	Redevelopment of site to provide 13 dwellings with associated landscaping and parking.	Application Withdrawn	19.04.18
18/00216/ADV	Taplow Parish Council	Skindles 2017 Ltd C/o CPL Architecture Ltd	Roux At Skindles Mill Lane Taplow Buckinghamshire	1 fascia sign, 4 externally illuminated fascia signs, 2 externally illuminated fascia signs and 3 non-illuminated projecting signs.	Application Permitted	03.05.18
18/00432/CAN	Taplow Parish Council	Mr S Young C/o Mr Richard Pink	Broomcroft River Road Taplow Buckinghamshire SL6 0BG	Lawson Conifer (T1) - Fell, White Beams (T2 and T3) - Reduce, Laurels (T4) - Cut Back (Taplow Riverside Conservation Area)	No TPO is to be made	17.04.18
18/00545/GPDE	Taplow Parish Council	Ms Rachel Grace Mee C/o Mr Daniel East	Stonecrop 3 Saxon Gardens Taplow Buckinghamshire SL6 0DD	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for a single storey rear extension (Dimensions D 8.0m, MH 2.6m, EH 2.6m).	Prior approval is not required	26.04.18
17/02384/NMA	Wexham Parish Council	C/o Summer Wong	Langley Park House Uxbridge Road George Green Wexham Buckinghamshire SL3 6DW	Non material amendment to planning permission 11/01528/FUL for a two storey side/rear extension to change stone ballustrade to wrought iron fencing.	Application Withdrawn	02.05.18

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
18/00291/CLOPED	Wexham Parish Council	Colin Hoskins C/o Elaine Kimber	47 Blinco Lane George Green Wexham Buckinghamshire SL3 6RG	Application for a Certificate of Lawfulness for proposed: Front porch and single storey side extension.	Certificate of Lawful Use granted	12.04.18
17/02382/LBC	Wexham Parish Council	Vivenda Regina NV C/o Summer Wong	Langley Park House Uxbridge Road George Green Wexham Buckinghamshire SL3 6DW	Listed Building Application for: The proposed alterations to the service yard elevation to approved drawings of planning permission 11/01529/LBC (as amended by 15/02376/LBC and 16/02452/LBC).	Application Withdrawn	02.05.18
18/00366/FUL	Wexham Parish Council	Mr Arfan Butt C/o Mr S Dodd	Site At Trenches Farm Pickford Drive Orchards Residential Park Wexham Buckinghamshire SL3 6QD	Redevelopment of site to provide detached building comprising 5 apartments.	Application refused	25.04.18
18/00315/FUL	Wexham Parish Council	Mr & Mrs Puja and Kam Soor C/o Mr Josh Mears-Smith	Lyncott Rowley Lane Wexham Buckinghamshire SL3 6PB	Single storey rear extension incorporating roof extension and front dormer.	Application refused	03.05.18

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SUBJECT:	PLANNING APPEALS
REPORT OF:	Interim Head of Planning & Economic Development Prepared by – Planning Support

Appeal Statistics for the period 1 April 2018 – 30 April 2018

Planning appeals allowed (incl enforcement)

60% (3 out of 5) against a target of 30%.

Total appeals allowed (Planning, enforcement trees and other appeals):

60% (3 out of 5). No target set.

Percentage of appeals allowed in accordance with officer recommendation, despite decision to refuse by Members:

100% (1 out of 1). No target set.

SCHEDULE OF OUTSTANDING MATTERS

PUBLIC INQUIRIES

DATE	PREMISES
17/01126/FUL Date TBC	<u>24 BRITWELL ROAD, BURNHAM, BUCKINGHAMSHIRE SL1 8AG</u> Redevelopment to form 46 retirement apartments for the elderly including communal facilities, access, car parking and landscaping.

HEARINGS

DATE	PREMISES
17/01949/FUL 4/10/18	<u>14 WOOBURN GREEN LANE, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE</u> Porch with double storey side and part double storey part single storey rear extension.
17/01883/TPO Date TBC	<u>5 WOODBANK AVENUE, GERRARDS CROSS, BUCKINGHAMSHIRE SL9 7PY</u> T1 Oak: fell

Appeals Lodged

Planning Appeals Lodged

	Date	Ref	Appellant	Proposal	Site
(a)	10/04/2018	18/00012/FUL	Mr Bruce Vincent	Detached garage.	24 Manor Lane, Gerrards Cross
(b)	11/04/2018	18/00176/FUL	Howarth Homes	Redevelopment of site to provide 6 dwellings with associated landscaping, parking and hardstanding.	51 Candlemas Lane, Beaconsfield
(c)	26/04/2018	18/00097/FUL	Ms Bradley	Conversion of the existing ancillary outbuilding into a self-contained residential dwelling and new vehicular access.	The Baobab, Framewood Road, Wexham
(d)	27/04/2018	18/00061/FUL	Mr Herbert	Detached dwellinghouse.	1 Hazlehurst Road, Burnham
(e)	02/05/2018	17/01732/FUL	Mr Strange	Detached dwelling and construction of vehicular access.	8 Main Drive, Gerrards Cross

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Planning Appeal Decisions

	Date	Ref	Appellant	Proposal	Site	Decision	See key
(a)	11/04/2018	17/00231/FUL	Mr Dhariwal	Change of use from (A1) Retail to (C3) Residential.	62 Eastfield Road, Burnham	Appeal Allowed	D
(b)	12/04/2018	17/00494/FUL	Mr Bradford	Redevelopment of site to provide a block containing 19 apartments with associated access, landscaping and hardstanding.	19/21 Bathurst Walk, Iver	Appeal Allowed	CC
(c)	13/04/2018	17/00559/RVC	Mr Pandher	Variation of Condition number 2 attached to Planning Permission Application Reference Number 17/00129/FUL to allow variation to approved design.	White Gables, 27 Manor Lane, Gerrards Cross	Appeal Dismissed	D
(d)	16/04/2018	17/00376/FUL	Mr Sahota	Construction of a new dwelling with associated parking and hardstanding.	37 Coalmans Way, Burnham	Appeal Dismissed	D
(e)	19/04/2048	17/01042/FUL	Mr Bika	Part two storey, part single storey front/side extension.	41 St Huberts Close, Gerrards Cross	Appeal Allowed	ND

Agenda Item 7

Note: The letter(s) shown after the decision in the tables indicate:-

- CC - Committee decision to refuse permission contrary to officer recommendation
- D - Delegated officer decision to refuse permission
- ND - Appeal against non-determination of application

Officer Contacts:	Amy King 01895 837283 planning.appeals@southbucks.gov.uk
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