



## Planning Committee

**Wednesday, 5 December 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 5 - 12*)

To approve the minutes of the Planning Committee held on 7 November 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*

*18/00426/FUL 19 & 21 Bathurst Walk, Iver, Buckinghamshire, SLO 9AS  
(Pages 13 - 28)*

*PL/18/3057/FA Land To Rear Of 1 and 3 St James Walk, Iver,  
Buckinghamshire, SLO 9EN (Pages 29 - 40)*

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

None.

*C. Committee observations required on applications to other Authorities*

None.

*D. To receive a list of applications already determined under delegated powers by the Head of Planning and Economic Development (Pages 41 - 74)*

For information

6. Planning Appeals and Schedule of Outstanding Matters *(Pages 75 - 78)*

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.

**Membership: Planning Committee**

Councillors: R Bagge (Chairman)  
J Jordan (Vice-Chairman)  
D Anthony  
M Bezzant  
T Egleton  
B Gibbs  
P Hogan  
M Lewis  
Dr W Matthews  
D Smith

**Date of next meeting – Wednesday, 9 January 2019**

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## PLANNING COMMITTEE

### Meeting - 7 November 2018

Present: R Bagge\* (Chairman)  
D Anthony\*, T Egleton\*, P Hogan\*, J Jordan\*, M Lewis\*,  
Dr W Matthews\* and D Smith\*

*\*attended site visits*

Apologies for absence: M Bezzant and B Gibbs

#### 21. MINUTES

The minutes of the Planning Committee held on 10 October 2018 were approved and signed by the Chairman as a correct record.

#### 22. DECLARATIONS OF INTEREST

Councillor P Hogan declared a personal interest under the Council's Code of Conduct on Application 17/01191/FUL (70 Ledborough Lane, Beaconsfield) as he was a Member of Beaconsfield Town Council who had made representations about this application. He had not attended any meetings when this application was discussed by the Town Council nor expressed a view on the application and had not pre-determined the application.

Councillor W Matthews declared a personal interest under the Council's Code of Conduct on Application 18/00650/FUL (Advanced Fabrications Poyle Ltd) as she was a Member and current Chairman of Iver Parish Council who had made representations about this application. She had not expressed a view on the application when it had been discussed at meetings of the Parish Council and had not pre-determined the application.

Councillor R Bagge declared a personal interest under the Council's Code of Conduct on Applications 18/00922/FUL (South Buckinghamshire Golf Academy) and PL/18/3148/FA (Khalsa Secondary Academy Part) as he was a Member and current Chairman of Stoke Poges Parish Council who had made representations about these applications. He had not attended any meetings when these applications were discussed by the Parish Council nor expressed a view on the application and had not pre-determined the application.

Councillor R Bagge declared that as the former Leader of the Cabinet when the proposed Country Park at the South Buckinghamshire Golf Academy was first promoted, he would not vote on that application.

Councillor T Egleton declared that he would also not vote on the application for the proposed Country Park at the South Buckinghamshire Golf Academy as the former Cabinet Member for Resources promoting the scheme.

## Planning Committee - 7 November 2018

23. **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:**

		<b>Decision</b>
<b>Plan Number:</b>	17/01191/FUL	P
<b>Applicant:</b>	Mr Brendan Joy	
<b>Proposal:</b>	Redevelopment of site to provide detached building comprising five apartments, incorporating basement car parking, creation of vehicular access, access ramp, refuse store and landscaping works at 70 Ledborough Lane, Beaconsfield, Buckinghamshire, HP9 2DG.	
<p>Notes:</p> <ol style="list-style-type: none"> <li>1. A site visit was undertaken ahead of the previous Planning Committee held on 10 October 2018.</li> <li>2. Mr Matt Chambers and Mr John Dryburgh spoke on behalf of the objectors.</li> <li>3. Mrs Julia Riddle spoke on behalf of the applicant.</li> <li>4. The Planning Officer advised that eight further letters of objection and one further letter of support had been received. The concerns raised had already been addressed in the officer's report.</li> <li>5. The Committee proposed an amendment to condition 9 to require opaque glass screening along the side of the rear balcony to prevent overlooking.</li> </ol> <p>Councillor J Jordan proposed that the application be delegated to the Head of Planning and Economic Development to approve subject to the satisfactory prior completion of a Section 106 Planning Obligation Agreement relating to affordable housing, and subject to condition 9 being amended to require opaque glass screening. If the Section 106 agreement cannot be completed, the application be refused for such reasons as considered appropriate. This proposal was seconded by Councillor T Egleton and agreed unanimously at a vote.</p>		

## Planning Committee - 7 November 2018

**RESOLVED:**

That the application be delegated to the Head of Planning and Economic Development to approve subject to the satisfactory prior completion of a Section 106 Planning Obligation Agreement relating to affordable housing and subject to condition 9 being amended to require opaque glass screening. If the Section 106 agreement cannot be completed, the application be refused for such reasons as considered appropriate.

		<b>Decision</b>
<b>Plan Number:</b>	18/00650/FUL	P
<b>Applicant:</b>	Mr Tim Sutton	
<b>Proposal:</b>	Redevelopment of the site to provide a three storey storage facility with ancillary offices at part second floor and with associated landscaping, security access controls, lorry parking and servicing to ground floor "under-croft" area and associated car and cycle parking at Advanced Fabrications Poyle Ltd, 34 The Ridgeway, Iver, Buckinghamshire, SL0 9JQ.	

## Notes:

1. A site visit was undertaken by Members.
2. There was no public speaking on this application.
3. The Committee proposed the addition of a condition restricting the use of the site to secure storage of fine art and associated logistics, in order to prevent an increase in HGV movements which could result from any future change in ownership of the site.

Councillor W Matthews proposed that the application be permitted subject to the conditions and informatives outlined in the officer's report, with the addition of a condition restricting the use of the site to secure storage of fine art and associated logistics, the exact wording to be delegated to the Head of Planning and Economic Development in consultation with the Head of Legal and Democratic Services to agree. This proposal was seconded by Councillor J Jordan and agreed unanimously at a vote.

**RESOLVED:**

That the application be permitted subject to the conditions and informatives outlined in the officer's report, with the addition of a condition restricting the use of the site to secure storage of fine art and associated logistics, the exact wording to be delegated to the Head of Planning and Economic Development in consultation with the Head of Legal and Democratic Services to agree.

		<b>Decision</b>
<b>Plan Number:</b>	PL/18/3103/VRC	VG
<b>Applicant:</b>	Mrs H Garayal	
<b>Proposal:</b>	Variation of condition 5 of planning permission 18/00681/FUL (Part single/part two storey front/side/rear extension incorporating integral garage)	

## Planning Committee - 7 November 2018

	to allow reduction in size of the extensions at 75 St Huberts Close, Gerrards Cross, Buckinghamshire, SL9 7EN.	
<p>Notes:</p> <ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> <li>2. Mr Alistair Cumming spoke on behalf of the objectors.</li> </ol> <p>Councillor T Egleton proposed that the application be permitted subject to the conditions and informatives outlined in the officer's report. This proposal was seconded by Councillor M Lewis and agreed unanimously at a vote.</p> <p><b>RESOLVED:</b></p> <p>That the application be permitted subject to the conditions and informatives outlined in the officer's report.</p>		
		<b>Decision</b>
<b>Plan Number:</b>	PL/18/3129/FA	P
<b>Applicant:</b>	Paragon New Homes Ltd	
<b>Proposal:</b>	Demolition of the existing dwelling and erection of a detached chalet bungalow at 2 Middle Road, Denham, Buckinghamshire, UB9 5EG.	
<p>Notes:</p> <ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> <li>2. Ms Lynne Ambrose spoke on behalf of the objectors.</li> <li>3. Mr Sukhwant Randhawa spoke on behalf of the applicant.</li> <li>4. The Committee proposed additional conditions to ensure the position of the boundary fence line was corrected and to protect affected tree roots of the surrounding properties from damage during construction works.</li> </ol> <p>Councillor D Smith proposed that the application be permitted subject to the conditions and informatives outlined in the officer's report and the addition of conditions to ensure the correct location of the boundary fence and protection of affected tree roots of the surrounding properties. This proposal was seconded by Councillor T Egleton and agreed unanimously at a vote.</p> <p><b>RESLOVED:</b></p> <p>That the application be permitted subject to the conditions and informatives outlined in the officer's report and the addition of conditions to ensure the correct location of the boundary fence and protection of affected tree roots of the surrounding properties.</p>		
		<b>Decision</b>
<b>Plan Number:</b>	18/00922/FUL	P
<b>Applicant:</b>	South Bucks District Council	
<b>Proposal:</b>	Proposed Country Park involving the demolition of the driving range and remodelling of the former golf course	



## Planning Committee - 7 November 2018

	<p>and driving range with creation of a sculptured landscape with informal and formal sports and recreational facilities, including construction of Mountain Bike Trail, BMX Pump Trail, Bike Circuit, Children's Play Area and Amphitheatre. Demolition of the water tank and former club house and construction of detached single storey building comprising ancillary café, meeting space and retail unit. Creation of additional car parking and associated landscaping and infrastructure.</p>	
<p>Notes:</p> <ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> <li>2. There was no public speaking on this application.</li> </ol> <p>Councillor J Jordan proposed that the application be permitted subject to the conditions and informatives outlined in the officer's report. This proposal was seconded by Councillor M Lewis and agreed at a vote.</p> <p><b>RESOLVED:</b></p> <p>That the application be permitted subject to the conditions and informatives outlined in the officer's report.</p>		
		<b>Decision</b>
<b>Plan Number:</b>	PL/18/2406/FA	P
<b>Applicant:</b>	Burnham Beeches Golf Club	
<b>Proposal:</b>	<p>Proposed redesign of the existing Practice Ground Outfield and adjacent Pastureland to include ground re-modelling, enhanced landscaping and bio-diversity improvements.</p>	
<p>Notes:</p> <ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> <li>2. There was no public speaking on this application.</li> <li>3. The Planning Officer advised that an additional informative regarding the importation of soil under the CL:ARE protocol would be applied.</li> </ol> <p>Councillor T Egleton proposed that the application be permitted subject to the conditions and informatives outlined in the officer's report, along with an additional informative noted above regarding soil importation. This proposal was seconded by Councillor J Jordan and agreed unanimously at a vote.</p> <p><b>RESOLVED:</b></p> <p>That the application be permitted subject to the conditions and informatives outlined in the officer's report, along with an additional informative regarding soil importation.</p>		

## Planning Committee - 7 November 2018

		<b>Decision</b>
<b>Plan Number:</b>	PL/18/3148/FA	P
<b>Applicant:</b>	Education and Skills Funding Agency	
<b>Proposal:</b>	The installation of temporary classrooms arranged in a single storey block and a double storey block for a temporary period until the 1 <sup>st</sup> March 2019.	
<p>Notes:</p> <ol style="list-style-type: none"> <li>1. A site visit was undertaken by Members.</li> <li>2. There was no public speaking on this application.</li> <li>3. Members raised concerns that the temporary classrooms were not in the positions as set out in the application. The Planning Officer advised that an informative would be added to stress that if the temporary structures were not moved to the correct location they would be in breach of planning permission.</li> </ol> <p>Councillor D Anthony proposed that the application be permitted subject to the conditions and informatives outlined in the officer's report, along with an additional informative regarding the location of the temporary structures. This proposal was seconded by Councillor M Lewis and agreed at a vote.</p> <p><b>RESOLVED:</b></p> <p>That the application be permitted subject to the conditions and informatives outlined in the officer's report, along with an additional informative regarding the location of the temporary structures.</p>		

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

None.

**(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.

**24. 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

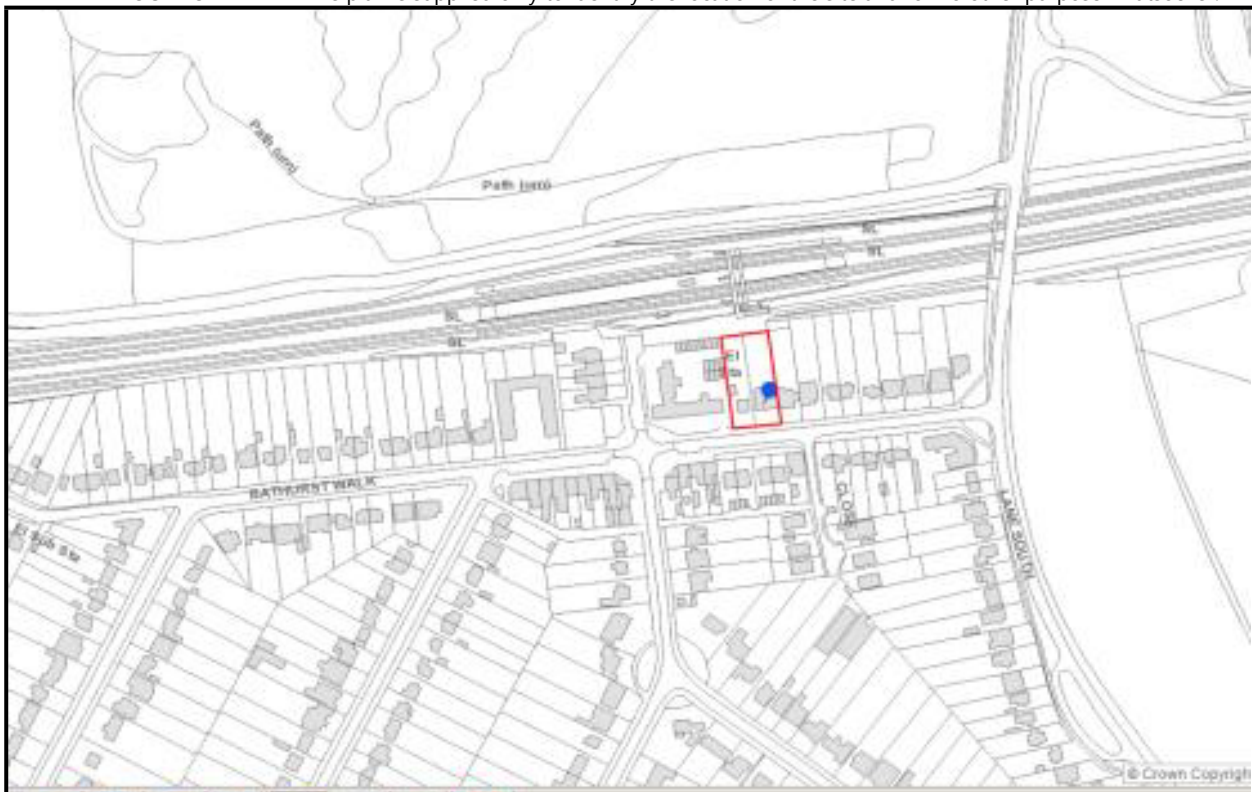
The meeting terminated at 6.22 pm

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**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 5<sup>th</sup> December 2018**Parish:** Iver Parish Council

<b>Reference No:</b>	18/00426/FUL
<b>Proposal:</b>	Redevelopment of site to provide a block containing 21 apartments with associated access, landscaping and hardstanding.
<b>Location:</b>	19 & 21 Bathurst Walk, Iver, Buckinghamshire, SL0 9AS
<b>Applicant:</b>	Mr Bradford
<b>Agent:</b>	Mr David Holmes
<b>Date Valid Appl Recd:</b>	16 April 2018
<b>Recommendation:</b>	PER
<b>Case Officer:</b>	Mr Graham Mansfield

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



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NOT TO SCALE

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**REASON FOR PLANNING COMMITTEE CONSIDERATION :**

The application has been referred to the Planning Committee because it is a major application and one objection has been received.

Due to the size and scale of 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.

**SITE LOCATION:**

The application site is a 0.13 hectare parcel of land located on the north side of Bathurst Walk. The site is bound to the north by an un-adopted access road which serves Iver Railway Station.

The site is currently occupied by two detached properties 19 and 21 Bathurst Walk, a bungalow and two storey dwelling respectively. The existing properties on the application site are of a 1930's style, part of the wider Richings Park Estate. The two properties have mature rear gardens and each have rear gates which serve the access road to the rear.

The property adjacent to the common boundary with 19 Bathurst Walk (no. 17 to the east) is a detached 1930's style two storey dwelling. To the west of no. 21 Bathurst Walk is a purpose built development of 1960's origins known as Wellesley Court. Wellesley Court is a flat roofed four storey building which contains purpose built flats.

Opposite the site is a parade of shops which accommodate a number of local services. For the purposes of the Chiltern & South Bucks Townscape Character Study, the application site is within an area designated as a 'suburban road'.

**THE APPLICATION:**

The application seeks planning permission for redevelopment of the site to provide a part three/part four storey building which would accommodate 21 self-contained residential units which would comprise of 18 one bedroom units and 3 two bedroom units.

The proposed building at its widest point would be 23.0m in width and a maximum depth of 22.0m with a gap of 1.0m and 1.5m retained to the boundaries with Wellesley Court and 17 Bathurst Walk respectively. The height of the proposed building would vary and would be 5.5m to the eaves adjacent to the common boundary with no. 17, this would rise to 7.96m adjacent to the common boundary with Wellesley Court.

In terms of design the proposed building would reflect the local vernacular and would consist of a mixture of brick and render and would feature hipped roofs with a central rear and front gable projection.

It is proposed to utilise the access at the rear which would lead to a car parking area containing 17 spaces. 7 car parking spaces would be located to the front which would result in a total of 24 spaces for the 21 units proposed.

There would an element of soft landscaping to both the rear and front of the proposed development, with a dedicated bin store located to the rear and an area for refuse on collection days.

**Revisions to previous planning application: 17/01562/FUL**

- Increase of two residential units
- Increase in number of parking spaces
- Alteration to the access for the parking, resulting in an amended design of building

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**RELEVANT PLANNING HISTORY:**

17/01562/FUL; Redevelopment to provide a block containing 19 apartments with associated access, landscaping and hardstanding; Conditional Permission

17/00494/FUL; Redevelopment to provide a block containing 19 apartments with associated access, landscaping and hardstanding. Refused Permission

APP/N0410/W/17/3185129; Appeal of above; Appeal Allowed: 12/04/2018

**TOWN / PARISH COUNCIL COMMENTS:**

Iver Parish Council raises objections to this application. It is stated that the application has resolved the parking issue which is now 24 spaces, there are queries in relation to the access at the rear, especially given the Crossrail development of the station and the discussions with Crown Estate and London Transport, the private road access may be curtailed. Concerns with the loss of street parking and green space on Bathurst Walk.

**REPRESENTATIONS:**

No responses were received in response to the neighbourhood consultation letters or the site notice which was erected adjacent to the application site.

County Highways:

No objections, subject to conditions.

Crossrail:

Cross rail have no comment to make on this application as the site of the application is identified as outside the limits of the land subject to the consultation under the safeguarding direction.

Landscaping:

Landscape proposals are generally acceptable. However, further details are required in relation to the proposed planting.

Network Rail:

Network Rail has concerns that the proposed access will cause issues to users of the railway station, therefore, due to the proposal being next to Network Rail land and our infrastructure and to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway we have included asset protection comments which the applicant is strongly recommended to action should the proposal be granted planning permission. The local authority should include these requirements as planning conditions if these matters have not been addressed in the supporting documentation submitted with this application.

**ACCESS TO RAILWAY:** All roads, paths or ways providing access to any part of the railway undertaker's land both temporary and permanent, shall be kept open at all times (24/7, 365 - around the clock) during and after the development. The proposal must not encroach onto any Network Rail access road, paths or ways of access to any part of Network Rail land. This also includes emergency vehicles ability to access and exit Network Rail land. The applicant is reminded that Network Rail has a specific right of way and as such any developer is requested to contact the Network Rail Operational Property Services Team to discuss the impact of the proposal upon our access.

Sustainable Urban Drainage:

No objections subject to conditions

Thames Water (Waste):

No objections

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Thames Valley Police:

No objections subject to a secured by design condition

South Bucks Environmental Protection:

No objections subject to conditions

Waste:

The crews will not collect the bins from the bin storage area.

### **POLICIES:**

National Planning Policy Framework (NPPF), Revised July 2018.

National Planning Practice Guidance (NPPG)

South Bucks District Local Plan (adopted March 1999) (Saved policies):

Local Plan Policies: EP3, EP4, EP5, EP6, H9, TR4, TR5 and TR7.

South Bucks Local Development Framework Core Strategy (adopted February 2011):

Core Strategy Policies: CP1, CP2, CP3, CP5, CP6, CP7, CP8, CP9, CP12 and CP13.

### Other material considerations:

Interim Guidance on Residential Parking Standards.

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

Chiltern and South Bucks Townscape Character Study (2017)

### **EVALUATION:**

#### **Principle of Development:**

1. The NPPF was revised on the 24th July 2018 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.

2. In addition to the above, the previous decisions (including appeal decisions) which are linked to the application site would be considered as material considerations. Where the proposal remains identical to the previous scheme, comments from the previous reports will be repeated. Where the proposal has been altered, the proposal is reassessed against the current national and local planning policies. In light of the previous permissions granted on the site, the principle of the development has been established, subject to the assessment against other material planning considerations which are explored further below.

#### **Housing Provision:**

3. One of the primary aims of the NPPF is to significantly boost the supply of housing and the advice is clear that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 60 of the NPPF highlights that local authorities should plan for a mix of housing based on current and future demographic trends and needs of different groups within the community.

4. Apart from the revision of the NPPF in July 2018 there have not been significant changes to local planning policies since the granting of the previous permission on site under reference 17/01562/FUL. The current application seeks to increase the number of residential units from the previous number of 19 to 21. Core Policy 2 of the adopted Core Strategy suggests that a mix of dwelling types and sizes should be provided on sites of 5 or more units. The changing demographic suggests a continued need for smaller units. The proposal is for 18 one bedroom units and 3 two bedroom units which would add to the stock of smaller units within the District and result in the loss of two larger single occupancy dwellings. Therefore, the



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proposal is considered to be efficient use of the existing site and considering the variety of dwellings within the Richings Park Estate would meet the aims and objectives of the Council's housing policies.

5. Core Policy CP3 of the Council's Core Strategy states that at least 40% of all dwellings in schemes of 5 units and above (gross) should be affordable, unless it is clearly demonstrated that this is not economically viable. In addition, the policy stipulates that affordable housing should normally be provided on site, but where there are sound planning or other reasons, and the developer and Council agree, a financial contribution in lieu of on-site provision, may be acceptable.

6. It is noted that both previous granted planning permissions on site under references 17/00494/FUL and 17/01562/FUL were assessed as not been viable in order to provide financial contributions in terms of affordable housing. Both of which were subject to a review by the DVS who confirmed that no contribution could be made.

7. Under the current application a viability appraisal has been submitted which has been revised to incorporate the uplift of the 2 residential units on site. The appraisal submitted by the applicant concludes that the proposed development would be unviable to provide 40% affordable housing on-site. However, a commuted sum payment towards affordable housing could be achieved as result of the proposed development. Further appraisals were submitted by the applicant which detailed the difference in viability figures between the approved 19 unit scheme and the proposed 21 unit scheme.

8. The figures provided in the above reports which have been reviewed by the Council have resulted in larger commuted sum being negotiated with the applicant in the region of £166,000.00, whilst ensuring the development remains financially viable. This figure has been deemed acceptable by the Local Planning Authority in terms of an off- site affordable housing contribution and would be captured by way of legal agreement.

9. In summary, it is considered that the proposed development would align with the aims of the NPPF and Core Policies CP2 and CP3 of the South Bucks District Council Core Strategy (2011).

**Design/Character & Appearance:**

10. The design of the proposed building has not significantly altered since the previous permissions under 17/00494/FUL and 17/01562/FUL. Given the mixed character of the surrounding area and the presence of the flats at Wellesley Court to the west, it is considered that the principle of a flatted development is acceptable.

11. 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.

12. In terms of the scale and footprint of the proposed building, this is largely consistent with the previously approved schemes on site. Similarly, the width, depth and height of the proposed building would be comparable to that of the previous schemes on site as granted under references 17/00494/FUL and 17/01562/FUL. In light of the above, it is considered that the scale and footprint of the proposed development would be satisfactory.

13. In terms of the gaps to neighbouring boundaries, it is noted that sufficient gaps would be incorporated into the current proposal for the site. As such, the proposal is considered to respect neighbouring properties in terms of building lines and sense of separation.

14. The design of the building has been amended since the previously granted permission under 17/01562/FUL, in that the vehicular access under the building has been omitted from the current proposals. Officers consider the removal of this element to be an improvement on the previous scheme and would result in a more cohesive design.

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15. The overall use of brick and render and features such as hipped roofs and gable projections is deemed satisfactory and would reflect the traditional suburban design which is predominant on the Richings Park Estate. Final details of the materials could be secured by way of planning condition.

16. It is noted that that the current proposal would differ to the previous application due to the changes in the car parking layout. The majority of the spaces would now be concentrated to the rear of the site. Spaces have also been increased on the front forecourt of the site.

17. The consequence of the above, has resulted in changes to the previous landscaping plans. Officers note that there would be an increase of hardstanding to the front. The Parish Council have also raised concerns in relation to the loss of soft landscaping to the front. However, the prevailing streetscene on Bathurst Walk consists of a mixture of forecourt treatments, including some which consist of large amounts of hardstanding. In addition it is noted that the proposal seeks to introduce some softening to these parking areas. Furthermore, due to the removal of the vehicular access directly through the site has led to an increase in soft landscaping to the rear of the proposed building. As such, and noting that no objection has been received from the Council's Landscape Officer, it is considered that the proposed landscape scheme would be satisfactory and would maintain the character of the area.

18. Overall, the scale and siting of the proposed development is considered to be acceptable when considered in terms of policies EP3 and H9 of the South Bucks District Local Plan, and the standard of design.

#### **Residential Amenity:**

19. 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.

20. As stated previously, the proposed footprint and height of the building is not significantly different to the previously granted schemes on site. The proposed building would continue to omit flank windows above first floor level. However, it is noted that some rooflights on the side roofslopes have been incorporated into the proposed building. However, these would only afford oblique views over neighbouring rooftops and therefore would not unduly impact on the privacy of neighbouring properties.

21. It is noted that a number of flank windows have been introduced at ground level which face the common boundary with the parking area at Wellesley Court. However, the existing boundary treatment would sufficiently screen any views from these windows into the neighbouring site.

22. As per the previous applications the main parking area would be situated to the rear. Although it would be close to the neighbouring boundaries, the parking area would set sufficiently away from the main amenity area situated to the rear of the nearest property at no. 17 Bathurst Walk.

23. The proposal is therefore considered to comply with Policies EP3, EP5 and H9 of the South Bucks District Local Plan.

#### **Parking, Access and Highways:**

24. The NPPF notes at paragraph 108 that authorities should seek to ensure that development achieves safe and suitable access to the site for all people, and paragraph 110 advises that authorities should seek to create safe and secure layouts which minimise conflicts between traffic, cyclists and pedestrians.

25. 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.

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26. 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.

27. Officers note that one of the previous permissions on site, reference 17/00494/FUL was allowed on appeal in relation to shortfalls in parking provision. The Planning Inspector in the above case, accepted the small shortfall in parking owing to the sustainable location of the proposed development which is situated directly adjacent to Iver railway station.

28. Notwithstanding the above, the proposed plans submitted show that there would be provision for 24 spaces. As such, the proposed parking provision would comply with policy TR7 and appendix 6 of the South Bucks District Local Plan (1999).

29. In terms of access to the parking areas it is noted that Parish Council have raised concerns in relation to the rear access point and the utilisation of the rear un-adopted road. However, officers note this arrangement is already in use for both 19 and 21 Bathurst Walk which have rear access gates serving hardstanding areas within the rear gardens of the above properties.

30. In addition to the above, it is noted that Network Rail have commented on the application, due to the proximity of the site in relation to Network Rail land. They have stated that no part of the development should adversely impact the safety, operation and integrity of the operational railway and have included asset protection comments which the applicant is strongly recommended to action should the proposal be granted planning permission.

31. The County Highways officers have commented on the application and have not objected to the use of the un-adopted road. It is considered that the access road would be wide enough for vehicular movements. In addition, any issues relating to rights of way are considered not be material planning considerations.

32. Overall, County Highways are satisfied with the details submitted and have concluded that the proposal would not unduly impact upon the safety of the Highway. Subject to the attachments of conditions in relation to visibility splays and parking layout, the proposal would comply with policy TR5 and TR7 of the South Bucks District Local Plan (1999).

#### **Other Issues:**

##### **Waste:**

33. The Council's Waste team note that due to the location of the bin stores towards the rear of the site, waste operatives would not collect the bins due to the distance of travel involved. However, proposed plans indicate that a refuse collection point would be located on the kerb site for the purposes of pick up on waste collection days. The applicant has confirmed that the management company would be responsible for transferring the waste bins to the kerb side collection point on waste days. Officers considered that this arrangement would be acceptable.

##### **Sustainable Urban Drainage:**

34. The Sustainable Drainage team have reviewed the submitted documentation in relation to the drainage strategy for the application site. It is considered that the details submitted are acceptable subject to appropriate conditions being attached to any permission.

##### **Secured by Design:**

35. Thames Valley Police have provided various comments in relation to proposed access gates, front entrance and boundary treatments. Overall, there would be no objection to the proposed development. However, it is recommended that conditions are attached in relation to secured by design principles.

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**Working with the applicant**

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

37. 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. In this case, South Bucks District Council has considered the details as submitted which were considered acceptable.

**Conclusions:**

38. 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:**

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

**RECOMMENDATION: APPLICATION 18/00426/FUL BE DELEGATED TO THE HEAD OF ECONOMIC PLANNING AND DEVELOPMENT TO APPROVE SUBJECT TO CONDITIONS AND 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.**

Subject to Conditions:-

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. (SS01)

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).

2. The proposed external surface materials shall be implemented in accordance with the details contained within External Finishes & Samples Schedule Revision E and retained thereafter.

Reason: To safeguard and enhance the visual amenities of the locality. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

3. The proposed landscaping scheme shall be implemented in accordance with the details contained within plan number HOW21640-11A and thereafter retained.

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development, whichever is the later, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation. (ST02)

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Reason: To ensure a satisfactory and continuing standard of amenities are provided and maintained in connection with the development. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

5. The proposed finished floor levels of the development and of finished ground levels in relation to the surrounding properties shall be implemented in accordance with the details as approved by the District Planning Authority under planning reference 18/00417/COND dated 25th April 2018 and retained in accordance with these approved details.

Reason: To ensure that the construction is carried out at suitable levels having regard to the amenities of neighbouring properties. (Policy EP3 of the South Bucks District Local adopted March 1999) refers).

6. No other part of the development shall begin until the new means of vehicular access has been sited and laid out in accordance with the approved drawings and constructed in accordance with Buckinghamshire County Council's guide note "Private Vehicular Access Within Highway Limits" 2001 as varied or amended/replaced from time to time. (SH16)

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

7. The proposed development shall be carried out in accordance with the details as set out within the Construction Method Statement as approved by the District Planning Authority under reference 18/00118/COND dated 26.04.2018.

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

8. The proposed development shall be built in accordance with the recommendations set out in Acoustic Design Statement as approved by the District Planning Authority under reference 18/00224/COND dated 26.04.2018 and retained thereafter.

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

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

**i) A preliminary risk assessment which has identified:**

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

**ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.**

**This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines**

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**and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.**

- iii) **The site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.**
- iv) **A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.**

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

**Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policy CP9 of the South Bucks District Core Strategy (adopted February 2011) refers.**

10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 9, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 9, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 10.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policy CP9 of the South Bucks District Core Strategy (adopted February 2011) refers.

11. No works shall proceed above ground level until details of the siting and design of all walls and/or fencing and the rear access gate have been submitted to and approved by the District Planning Authority in writing. In this respect the applicant should have regard to the comments from Thames Valley Police referred to in informative 8. All walls, fencing and gates shall be erected in accordance with the approved details before the initial occupation of the development.

Reason: To ensure a satisfactory resultant appearance and standard of amenity of the site, and to ensure the site remains secure. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

12. **Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:**

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- **Confirmation from Thames Water that the existing connection to the foul sewer network**
- **Inclusion of permeable paving**
- **Demonstrate that water quality, ecological and amenity benefits have been considered**
- **Subject to infiltration being inviable, the applicant shall demonstrate that an alternative means of surface water disposal is practicable subject to the drainage hierarchy listed in the National Planning Policy Guidance.**
- **Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components**
- **Full construction details of all SuDS and drainage components**
- **Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.**
- **Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites.**
- **Flow depth**
- **Flow volume**
- **Flow velocity**
- **Flow direction**

**Reason: To ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 165 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.**

13. **Development shall not begin until a "whole-life" maintenance plan for the site has been submitted to and approved in writing by the local planning authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component) during and following construction, with details of who is to be responsible for carrying out the maintenance. The plan shall subsequently be implemented in accordance with the approved details.**

**If the road is to be adopted, the developer will agree to enter into a deed of easement pursuant to Section 38 of the Highways Act 1980 to allow the Highway Authority to access the SuDS system to preserve the integrity of the highways system, for the purpose of emergency repair and maintenance.**

**Reason: To ensure that maintenance arrangements have been arranged and agreed before any works commence on site that might otherwise be left unaccounted for (Section 14 of the National Planning Policy Framework refers)**

14. **Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.**

**Reason: To ensure the Sustainable Drainage System is designed to the technical standards (Section 10 of the NPPF refers).**

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15. The scheme for parking, garaging and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose. (SH46)

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.)

16. No other part of the development shall begin until the new means of vehicular access has been sited and laid out in accordance with the approved drawing number AAL-18-115-P01 and constructed in accordance with Buckinghamshire County Council's guide note "Private Vehicular Access Within Highway Limits" 2001 as varied or amended/replaced from time to time. (SH16)

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

17. No further windows shall be inserted at or above first floor level in the east and west elevation(s) of the development hereby permitted. (SD17)

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.)

18. The development to which this planning permission relates shall be undertaken solely in accordance with the following drawings:

#### **LIST OF APPROVED PLANS**

<b><u>Plan Reference</u></b>	<b><u>Date received by District Planning Authority</u></b>
AAL-16-243-P09	16.04.2018
AAL-18-115-P01	16.04.2018
AAL-18-115-P02	16.04.2018
AAL-18-115-P03	16.04.2018
AAL-18-115-P04	16.04.2018
AAL-18-115-P05	16.04.2018
AAL-18-115-P06	16.04.2018
AAL-18-115-P07	16.04.2018
AAL-18-115-P08	16.04.2018



**INFORMATIVE(S)**

1. **INFORMATIVE -It is the responsibility of the developer/applicant to ensure that the development proceeds in accordance with the approved details and in compliance with any conditions on the planning permission. The condition(s) on this planning permission that appear in bold text are known as conditions precedent. These are conditions which require compliance before any development whatsoever starts on site. Where conditions precedent have not been complied with any development purporting to benefit from the planning permission will be unauthorised and a breach of planning control. The Development Control section will not normally approve details required by a condition precedent retrospectively. A new planning application will usually be required under these circumstances.**

**Conditions precedent must be formally confirmed as being complied with by the District Planning Authority prior to commencement of work. Formal discharge/compliance may also be required for other conditions. Any requests for the discharge/compliance of conditions must be submitted to the District Planning Authority in writing. Each such written request to discharge/compliance any conditions will require payment of a separate fee. (SIN02)**

2. INFORMATIVE: Due to the close proximity of the site to existing residential properties, the applicants' attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicles parking at the site or making deliveries, and general disruption caused by the works.

By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding problems and complaints from local residents and further information on how to participate can be found at [www.ccscheme.org.uk](http://www.ccscheme.org.uk). (SIN35)

3. INFORMATIVE -It is an offence under S151 of the Highways Act 1980 (as amended) for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site. (SIH23)
4. INFORMATIVE -No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980 (as amended). (SIH24)
5. INFORMATIVE -The applicant is advised that in order to reduce the risk of flooding and to help prevent pollution, all new and replacement areas of hard-surfacing within the application site should be constructed from permeable materials. (SIN39)
6. INFORMATIVE: -The applicant is drawn to the contents of the email from Network Rail dated 02/08/2018:

**ACCESS TO RAILWAY**

All roads, paths or ways providing access to any part of the railway undertaker's land both temporary and permanent, shall be kept open at all times (24/7, 365 - around the clock) during and after the development. The proposal must not encroach onto any Network Rail access road, paths or ways of access to any part of Network Rail land. This also includes emergency vehicles ability to access and exit Network Rail land. The applicant is reminded that Network Rail has a specific right of way and as such any developer is requested to contact the Network Rail Operational Property Services Team to discuss the impact of the proposal upon our access.

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7. INFORMATIVE -The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact the Area Manager at the following address for information.

Transport for Buckinghamshire (Streetworks)  
10th Floor, New County Offices  
Walton Street  
Aylesbury  
Buckinghamshire  
HP20 1UY

01296 382416

8. INFORMATIVE: Attention is drawn to the comments from Thames Valley Police dated 11.07.2018 as follows:

'Thank you for consulting me about the above planning application. Taking into consideration the likely impact on police resources this development may have and more importantly the safety and security of future occupants and whilst I do not wish to object to this application I would ask that further information is provided and approved prior to any planning permission being given or the inclusion of a condition to meet Secured by Design.

It is pleasing to see that the applicant has made amendments to the plans to reduce permeability through the site however other issues/details have not been addressed or provided.

#### Vehicle gate

From the plans provided a vehicle gate is shown into the rear courtyard parking however there is no detail relating to its operation. Manually operated gates are invariably left open for convenience and therefore ineffective in dealing with unauthorised access. This is particularly pertinent due to the lack of surveillance available to the rear of the development.

I ask that robust fob activated electronic vehicle gates operational without the need to exit the vehicle are installed and that details are supplied and approved prior to any planning approval being granted.

#### Access controls

I have been unable to identify any proposed access controls. Access controls are vital to ensure that private areas of the development are protected from unauthorised access and activities which could lead to crime and ASB. Access controls serving less than 25 dwellings should include the following attributes

- Audio and visual communication
- No trades button present
- Remote release of the primary door set from the dwelling
- Access via key fob, card or key

I ask that additional information is required in relation to access control and that these are submitted and approved prior to any planning approval being granted.

#### Boundary Treatments and Lighting plans

I have been unable to identify any boundary treatment and lighting plans with this application which will need to be considered due the location of the development and the rear courtyard access.

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I ask that boundary and lighting plans are provided and approved prior to any planning approval being granted.

Secured by Design - Condition

Established in 1989, Secured by Design (SBD) is the title for a group of national police projects focusing on the design and security for new and refurbished homes, commercial premises and car parks as well as the acknowledgement of quality security products and crime prevention projects. It supports the principles of 'designing out crime' through physical security and processes.

Secured by Design works with the industry and test houses to create high level security standards, responding to trends in crime, and has given input on a number of key standards. The principles of the scheme have been proven to reduce the risk of crime and the fear of crime.

The SBD scheme can be viewed at: [www.securedbydesign.com](http://www.securedbydesign.com)

SBD supports The National Planning Policy Framework (NPPF) guidance to ensure crime and disorder or the fear of crime does not undermine quality of life or community cohesion. Specifically, paragraph 58 under section 'Requiring Good Design' and paragraph 69 under section 'Promoting Healthy Communities' from the NPPF.

A planning condition would provide both the developer and future owners and tenants with a police preferred level of security. Reducing opportunity for crime and the fear of crime to support community sustainability.

I recommend a planning condition is included.'

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**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 5<sup>th</sup> December 2018**Parish:** Iver Parish Council

<b>Reference No:</b>	PL/18/3057/FA
<b>Proposal:</b>	Erection of a pair of semi-detached dwellings with vehicular access, parking and amenity space
<b>Location:</b>	Land To Rear Of 1 and 3 St James Walk, Iver, Buckinghamshire, SL0 9EN
<b>Applicant:</b>	Churchgate Premier Homes
<b>Agent:</b>	JCPC Ltd
<b>Date Valid Appl Recd:</b>	29 August 2018
<b>Recommendation:</b>	PER
<b>Case Officer:</b>	Mr Graham Mansfield

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



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**REASON FOR PLANNING COMMITTEE CONSIDERATION :**

The application has been referred to the Planning Committee due to the number of letters of objection having been received exceeding 10.

Due to the size and scale of 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.

**SITE LOCATION:**

The application site is located within the developed area of Iver within the Richings Park Estate which for the purposes of the Chiltern & South Bucks Townscape Character Study is designated as a Suburban Road. The site is not located in an area of exceptional character or conservation area.

The site forms part of the rear gardens of 1 and 3 St. James Walk. The properties on the application site consist of detached two storey dwellings which are of a 1930's style, part of the wider Richings Park Estate. The two properties have mature rear gardens. No. 1 St. James Walk benefits from a detached garage with vehicular access onto Syke Cluan.

No. 29 Syke Cluan is located to the north of the application site and consists of detached two storey dwellinghouse with integral garage. Further to the north of the site is Northumberland Walk which is a recent development of detached dwellings.

**THE APPLICATION:**

The application seeks planning permission to sub divide the existing plots of 1 and 3 St. James Walk and to erect a pair of semi-detached dwellings with habitable roof space which would have the principal elevations fronting Syke Cluan. Each semi-detached dwelling would consist of 3 bedrooms.

Each semi-detached dwelling would be 6.6m in width and 10.0m in depth. The proposed dwellings would have an eaves height of 5.7m and a maximum ridge height of 8.5m.

In terms of design, the proposed semi-detached properties would feature two storey front projection features with hipped roofs. The rear roofslope would feature dormer windows which would serve habitable roof space. The external materials would be of a traditional style featuring a mixture of clay tiles, brick and render.

It is proposed to create new vehicular accesses for the purposes of parking provision. Each proposed dwelling would have hardsurfacing to the front to accommodate two parking spaces.

There would be an element of soft landscaping to both the rear and front of the proposed development.

**RELEVANT PLANNING HISTORY:**

PL/18/2122/FA; Erection of detached dwelling with access, parking and amenity space; Withdrawn.

**TOWN/PARISH COUNCIL COMMENTS:**

Iver Parish Council raises objection to the proposal on the basis that the proposal would still remain a forward building line of approximately 3.0m compared to other properties which only vary by 1.0m. The proposal is an overdevelopment of the site, loss of green landscaping, little space for soft landscaping. Very cramped semi-detached dwellings out of keeping with mainly detached properties in the area.

**REPRESENTATIONS:**

13 letters of objections were received including a letter on behalf of the Richings Park Residents Association. The concerns are summarised as follows:

- Overdevelopment of the plot
- Over-dominant development.
- Impacts on the character of the area

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- Size of the proposed property.
- Loss of Privacy
- Breach of 45 degree rule
- Impacts in terms of daylight and overshadowing
- Windows on the proposed dwelling would result in overlooking to all surrounding properties
- Design of the proposed property does not harmonise with nearby properties
- The building line is too far forward
- In-sufficient garden space for properties
- In-sufficient gap between the proposed and existing property
- Removal of hedge
- Removal of trees in rear gardens
- Loss of light to surrounding properties
- Loss of green space/erosion of semi-rural nature of area
- Additional traffic
- Insufficient infrastructure to support increasing population
- Impact on neighbouring building structures
- Noise from construction
- Proposed property is three storeys not two storeys
- Semi-detached properties are not in keeping
- Increase pressure on parking
- Pillars are not in keeping within the area
- Loss of soft landscaping
- Character of Richings Park being lost by over-sized and out of character dwellings.
- 'Garden City' character is already lost and would be further spoilt by this sort of house
- Too much building density.
- Reference to development in Northumberland Walk and limit to two storey dwellings
- Insufficient parking for the proposed dwellings
- Proposed gardens are out of scale and do not provide sufficient amenity space
- Detrimentially impact views and visual amenity
- Overdevelopment of the area in general
- Inconsistencies on the submitted plans
- Proposed parking and access would impact on highway safety
- Application form inconsistent as trees and hedge will be removed.

#### **CONSULTATIONS:**

County Highways:

"I note that the Highways Authority has previously provided comments on this site, most recently for application PL/18/2122/FA, which in a response dated 5th July 2018, the Highway Authority had no objection subject to conditions.

This application differs from the previous in that it now proposes two dwellings instead of one. Syke Cluan is an unclassified road subject to a 30mph speed limit. There are footways in the vicinity which provide links to bus stops.

In terms of trip generation, I would expect each dwelling to generate approximately 4-6 daily vehicular movements (two-way). I am satisfied that these additional vehicle movements can be accommodated within the local highway network.

The existing access point from Syke Cluan is proposed to be widened to serve the proposed dwelling. Any access point along this section of road would need to comply with the visibility requirements stated by Manual for Streets of 2.4m x 43m from both directions to the nearside carriageway and this can be secured by way of condition.

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Four parking spaces have been proposed within the site. The parking standards specify that each parking space should be a minimum of 2.4m x 4.8m wide and I am satisfied that drawing 2463/PL300 shows four parking spaces of sufficient size.

The County Highway Authority therefore has no highway objections subject to the conditions and informatives."

Tree Officer:

'There are no significant trees within the property or neighbouring property boundary so I have no objection to the proposed removal of some hedging and fruit/self-set trees.

In regards to planting of hedging or shrubs as part of the proposed landscaping to improve screening and privacy I would suggest consideration should be given to Photinia × fraseri 'Red Robin' and viburnum opulus as they provide good colour as well as other attractive attributes.

I do not recommend a new TPO.'

### **POLICIES:**

National Planning Policy Framework (NPPF), Revised July 2018.

National Planning Practice Guidance (NPPG)

South Bucks District Local Plan (adopted March 1999) (Saved policies):

Local Plan Policies: EP3, EP4, EP5, EP6, H9, TR4, TR5 and TR7.

South Bucks Local Development Framework Core Strategy (adopted February 2011):

Core Strategy Policies: CP1, CP2, CP3, CP5, CP6, CP7, CP8, CP9,, CP12 and CP13.

Interim Guidance on Residential Parking Standards.

South Bucks District Residential Design Guide Supplementary Planning Document (published October 2008).  
Chiltern and South Bucks Townscape Character Study (2017)

### **EVALUATION:**

1. The NPPF was revised on the 24th July 2018 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.

### **Principle of Development:**

2. The NPPF suggests that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area (para. 70). The Council has adopted policy H10 of the Local Plan, which resists the development of residential garden land. Notwithstanding the above, the application site does not fall within a Residential Area of Exceptional Character which policy H10 relates to. The South Bucks Townscape Character Study designates the site as a Suburban Road. However, this does not preclude the introduction of a new dwellinghouses, providing they do not unduly impact the character and appearance of the site or locality in general.



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3. In addition to the above chapter 11 of the NPPF encourages local planning authorities to make the effective use of land. Paragraph 17 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting needs for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

4. Paragraph 122 of the NPPF highlights that planning decisions should support development which makes the efficient use of land, taking into account; housing need, local market conditions, availability and capacity of infrastructure, maintaining the area's prevailing character and securing well-designed places.

5. In summary, the site is located within the developed area of Iver where new dwellinghouses are considered acceptable subject to other material planning considerations such as the impact on the character area and neighbouring residential amenities. Furthermore, the proposal would align with the aims of the NPPF in providing additional homes, making effective use of land and achieving sustainable development.

#### **Design/Character & Appearance:**

6. Paragraph 127 point C of the NPPF states that planning decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscaping setting, while not preventing or discouraging appropriate innovation or change. Point E of paragraph 127 seeks to optimise the potential of the site to accommodate an appropriate amount and mix of development.

7. 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.

8. The application site lies within the Richings Park Estate which was initially laid out in the late 1920's as a purpose built housing development following the ideals of the 'Garden City' movement. A number of objections have stated that the proposal would be out of keeping with the wider character of the area.

9. Whilst these comments are noted, the surrounding area in the intervening years has evolved, with many of the properties being updated, extended or replaced. As such, the dwellings vary in terms of height, external finishes and roof forms. Due to the mixed character of the properties, it is considered that the proposal would not appear incongruous in the wider streetscene.

10. The proposed development would consist of a pair of semi-detached dwellings. Concerns have been raised that semi-detached dwellings are not in keeping within the area. While it is noted that the area consists of mainly detached two storey dwellings, semi-detached properties are evident within the Richings Park Estate and on Syke Cluan, notably at 7 & 9, 38 & 40, 42 & 44 and 58 & 60. Noting this, officers consider that the proposal for semi-detached dwellings would not be out of character with the wider area.

11. Comments have noted that the building line of the proposed development would project significantly forward of that at no. 29 Syke Cluan (located to the north). However, officers note that the building line on both sides of Syke Cluan are not uniform. There would be a staggered relationship between the front elevation of the proposed development and no.29 Syke Cluan of approximately 2.0m. This would be consistent with the existing relationship between no. 29 and 27 Syke Cluan.

12. In terms of height, it is noted that the proposed ridge height would be higher than that of no. 29 to the north by 1.0m. However, this would not be readily noticeable in the streetscene owing to the separation distances between the top of the ridges at the application site and no. 29. Furthermore, the roof of the proposed semi-detached properties would have a total height which would be similar to other properties within the streetscene, notably at 1 Northumberland Walk, which fronts Syke Cluan and at numbers 10, 12, 18, 22 and 26 Syke Cluan.

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13. A number of consultation responses have highlighted that the proposal would be an overdevelopment of the site and would be over-dominant. The application site would result in the subdivision of the plots at 1 and 3 St James Walk. However, it is considered that the inclusion of a further dwellinghouses on the plot would maintain a sufficient level of spaciousness on the plots of both 1 and 3 St James Walk. There would remain a distance of 18.0m from the rear elevations of 1 and 3 to the southern flank of the proposed pair of semi-detached dwellings.

14. Officers consider that an adequate level of spaciousness would be retained surrounding the proposed dwellings, a level that is considered acceptable. A gap of 1.5m would be retained from the north and south side elevations of the dwellings to the common boundaries with 29 Syke Cluan and 1/3 St James Walk respectively. Overall, these gaps are considered sufficient, and would not appear significantly out of place for the general vicinity.

15. In terms of the layout and rear gardens, whilst it is acknowledged that the gardens of the properties are smaller than most in the area, there are examples of properties with smaller back gardens, most notably to the rear on Northumberland Walk. As a result, it is considered that the proposed dwelling would relate satisfactorily to the surrounding development.

16. Whilst comments note that the architecture would not be in keeping with the area, including the use of pillars on the front porch. It is considered that the style and architecture would reflect the vernacular of the surrounding area and could not be reasonably refused on these grounds. It is noted that there are examples of porch pillars within the wider area. Furthermore, the proposed dwellings would consist of brick and render, and would features hipped roofs and rear dormers which is deemed satisfactory and would reflect the traditional suburban design which is predominant on the Richings Park Estate. Final details of the materials could be secured by way of planning condition.

17. Part of the suburban character of the Richings Park Estate is the presence of soft landscaping, in the form of trees, lawns and hedging. Officers acknowledge that part of the conifer hedge fronting Syke Cluan would be removed to facilitate the development. However, there would be proposed planting as part of the proposed development.

18. Officers also note that there would be an increase of hardstanding to the proposed site to facilitate the car parking. The Parish Council has also raised concerns in relation to the loss of soft landscaping to the front. However, the prevailing streetscene on the wider estate consists of a mixture of forecourt treatments, including some which consist of large amounts of hardstanding. In addition it is noted that the proposal seeks to introduce some softening to these parking areas. Overall, it is considered that the proposed landscape scheme would be satisfactory, subject to a condition requiring further planting details.

19. Overall, and considering the objections received, the scale and siting of the proposed development is considered to be acceptable when considered in terms of policy EP3 and H9 of the South Bucks District Local Plan.

#### **Residential Amenity:**

20. 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.

21. A number of objections have outlined that the proposed dwellings would impact on daylight and overshadowing to neighbouring properties.

22. The proposed pair of semi-detached dwellinghouses would front onto Syke Cluan and would be located 19.0m from the rear elevations of no. 1 and 3 St. James Walk. Officers consider that this separation

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distance would ensure that no adverse impacts would occur in terms of residential amenity to these occupiers.

23. The proposed pair of semi-detached dwellings would be located to the south of 29 Syke Cluan. As previously noted in the report above, the proposed dwelling would have a separation distance of 1.5m to the common boundary with no. 29. The integral garage of no. 29 is adjacent to the common boundary with the application site and would result in a further 3.0m separation distance to the adjacent south east corner of the dwellinghouse at no. 29.

24. Noting the above, the proposed development would not breach a 45 degree splay from the adjacent front windows of no. 29. The separation distances between the proposal and habitable rooms is considered not to unduly impact the occupiers of no. 29 in terms of daylight, overshadowing or outlook.

25. Similarly, the rear elevation of the proposed development would not project significantly beyond the adjacent rear elevation of no. 29 Syke Cluan, and therefore there would not be a breach of the 45 degree splay from the adjacent first floor windows of no. 29. The proposed development would not project beyond the adjacent ground floor rear of no. 29 and therefore it is considered that no undue impacts would result in terms of daylight, overshadowing or outlook.

26. In terms of privacy, due to the separation distances and the right angle orientation of the proposed dwellings, it is considered that no undue loss of privacy would occur to properties on St James Walk. A similar relationship exists between the application site and No. 2 Northumberland Walk (located to the north west), due to the orientation of the application site, the proposed location of the rear windows would not afford direct views into the rear of property or patio areas on Northumberland Walk.

27. In terms of the rear windows on the rear elevations of the proposed development, whilst these would be located closer to neighbouring boundaries, the resulting relationship from these would not be abnormal in suburban locations such as this, and so it is not considered that this would be detrimental to the privacy of the occupiers of adjoining properties.

28. In addition, part of the proposal would include a small rear dormer in each rear roof slope of the semi-detached properties. It is considered that the views from the rear dormers would not result in any undue impacts in terms of overlooking. Any views from these elements would be at oblique angles across neighbouring gardens and is typical for suburban areas.

29. While it is noted that a flank window is proposed in each side elevation of the proposed semi-detached dwellings, these would serve non-primary habitable rooms. As such it is considered reasonable and appropriate for these windows to be fitted with obscure glass and restrictive opening in order to negate any unacceptable overlooking.

30. Overall, the proposal is therefore considered to comply with Policies EP3, EP5 and H9 of the South Bucks District Local Plan.

#### **Parking, Access and Highways:**

31. It is noted that objections have been raised in terms of parking, traffic generation and highway safety in general.

32. 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.

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33. 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 two spaces for a two or three bedroom dwelling.

34. The proposed plans submitted show that there would be provision for 4 spaces across the two dwellings. As such, the proposed parking provision would comply with policy TR7 and appendix 6 of the South Bucks District Local Plan (1999).

35. The County Highways officers have commented on the application in terms of potential trip generation and the proposed vehicular access to the site and are satisfied with the details submitted and have concluded that the proposal would not unduly impact upon the safety of the Highway. Subject to the attachments of conditions in relation to visibility splays and parking layout, the proposal would comply with policy TR5 and TR7 of the South Bucks District Local Plan (1999).

#### **Trees:**

36. As discussed in the design section of the above report, part of the hedging which forms the side boundary of no. 1 St. James Walk would be removed as part of the proposal. In addition some small trees within the rear garden of no. 1 would also have to be removed as a result of the proposed development.

37. The Councils Tree officer has visited the application site and notes that there would be no objection to the removal of the fruit trees within the rear garden of no. 1 St James Walk. Therefore there would not be an objection to the proposal in arboricultural report.

#### **Other matters:**

38. A number of objections raise concerns in regard to potential construction work and disruption. Whilst, this is not a material planning consideration, an informative would be attached to a permission highlighting the considerate contractors code of practice. In addition any works or damage to the highway would be a matter for the County Highway department.

#### **Sustainable Development/Planning Balance:**

39. The NPPF sets out the presumption in favour of sustainable development, and for decision making, setting out approving development proposals that accord with up to date development plans without delay.

40. Section 2, paragraph 8 of the NPPF sets out three overarching objectives, these are set out as Economic, Social and Environmental objectives. Overall it is considered that the proposed development would align with the aims of sustainable development in line with section 2 of the NPPF. The proposal would fulfil economic objectives in terms of supporting growth. The proposal would result in the creation of temporary jobs during the construction phase of the proposed development. A social objective would also be met as the proposal would provide additional housing and would make effective and efficient use of land, whilst giving regard to the local built environment.

#### **Working with the applicant**

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

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

42. In this case, South Bucks District Council has considered the details as submitted which are considered acceptable and comments from consultees and discussions have taken place as to the fundamental and principal of development being supported.

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

**RECOMMENDATION:**

Conditional Permission

Subject to the following conditions:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice. (SS01)

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).

2. No development shall take place above ground level until a schedule of materials to be used in the elevations of the development hereby permitted have been submitted to and approved by the District Planning Authority in writing. Thereafter the development shall be carried out in accordance with the approved details. (SM01)

Reason: To safeguard and enhance the visual amenities of the locality. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

3. No development shall take place beyond ground level until a specification of all finishing materials to be used in any hard surfacing of the application site shall be submitted to and approved by the District Planning Authority in writing. Thereafter the development shall be constructed using the approved materials. (SM02)

Reason: To ensure that such works do not detract from the development itself or from the appearance of the locality in general. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

4. **Prior to the substantial completion of the development hereby a scheme of landscaping shall be submitted to and approved in writing by the District Planning Authority. The details shall include indications of all new and existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained. None of the trees, shrubs or hedgerows to be planted or shown for retention shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the District Planning Authority.**

**Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)**

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development, whichever is the later, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation. (ST02)

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Reason: To ensure a satisfactory and continuing standard of amenities are provided and maintained in connection with the development. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

6. Prior to the occupation of development, the existing access to Syke Cluan shall be widened in accordance with the approved plans. The access shall be constructed in accordance with Buckinghamshire County Council's guide note "Private Vehicular Access Within Highway Limits" 2013. (SH16)

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

7. The scheme for parking, garaging and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose. (SH46)

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.)

8. Prior to the occupation of the development minimum vehicular visibility splays of 43m and 2.4m back from the edge of the carriageway from both sides of the access onto Syke Cluan shall be provided in accordance with the approved plans or details to be submitted to and approved by the District Planning Authority and the visibility splays shall be kept clear from any obstruction between 0.6m and 2.0m above ground level.

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

9. Notwithstanding the provisions of Article 3 and Classes A, B & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to the any dwellinghouses the subject of this permission, shall be carried out; nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission. (SD13)

Reason: The prominence of the site requires strict control over the form of any additional development which may be proposed in the interests of the amenities of the area. (Policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999) refer.)

10. Notwithstanding the provisions of Article 3 and Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015, (or any Order revoking and re-enacting that Order with or without modification), no walls, fences, gates or other means of enclosure shall be constructed or erected beyond the forward most part of any wall of the dwellings hereby permitted which front onto a highway. (SD15)

Reason: To safeguard the visual amenities of the locality. (Policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999) refer.)

Classification: OFFICIAL

11. No further windows shall be inserted at or above first floor level in the north and south elevation(s) of the dwellings hereby permitted. (SD17)

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. The first floor windows in the north and south side elevations of the dwellings hereby permitted, shall be of a fixed, non-opening design below a high level opener which shall have a minimum cill height of 1.7 metres above the internal floor level and shall be fitted and permanently maintained with obscure glass.

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.)

13. The development to which this planning permission relates shall be undertaken solely in accordance with the following drawings:

**LIST OF APPROVED PLANS**

<b><u>Plan Reference</u></b>	<b><u>Date received by District Planning Authority</u></b>
2463/PL300 REV A	22.11.2018
2463/PL301 REV A	22.11.2018
2463/PL302	29.08.2018

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**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2460/NM A	Beaconsfield Town Council	Mr Godwin Johnson C/o Stewart Gilmour	Beaconsfield School Of Lawn Tennis The Oval Wilton Crescent Beaconsfield Buckinghamshire HP9 2BY	Non Material Amendment to planning permission 17/01458/FUL (Single storey side extension to club house) to allow for the addition of three dormer windows and fenestration alterations.	Not Accepted	01.11.18
PL/18/2491/FA	Beaconsfield Town Council	Mr Benji Dhillon C/o Mr Anthony Richardson	The Value Engineers Ltd 24 London End Beaconsfield Buckinghamshire HP9 2JH	Alterations to doors on front and side elevations and internal alterations	Conditional Permission	16.11.18
PL/18/2492/HB	Beaconsfield Town Council	Mr Benji Dhillon C/o Mr Anthony Richardson	The Value Engineers Ltd 24 London End Beaconsfield Buckinghamshire HP9 2JH	Alterations to doors on front and side elevations and internal alterations	Conditional consent	16.11.18
PL/18/2659/FA	Beaconsfield Town Council	C/o Ms Debbie Jones	Loch Fyne Restaurant 70 London End Beaconsfield Buckinghamshire HP9 2JD	Single storey side/rear extension.	Conditional Permission	26.10.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

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PL/18/2864/FA	Beaconsfield Town Council	Mr & Mrs Champion C/o Kate Nolan	Roselawn 29 Ledborough Lane Beaconsfield Buckinghamshire HP9 2DB	Hip to gable roof extension, replacement rear dormer, new front dormer and roof light, alterations to existing chimney and fenestration alterations.	Conditional Permission	09.11.18
PL/18/2896/FA	Beaconsfield Town Council	Messrs C&J Leo C/o Mr D Russell	15 Gregories Road Beaconsfield Buckinghamshire HP9 1HH	Single storey front extension, removal of pitched roof to rear and erection of mono-pitched roof. Change of use from part workshop/showroom to Retail (A1).	Conditional Permission	26.10.18
PL/18/2926/AV	Beaconsfield Town Council	Mr Ray White C/o Ray White	Loch Fyne Restaurant 70 London End Beaconsfield Buckinghamshire HP9 2JD	New Gold Leaf applied lettering "The White Horse" above entrance doors, replace existing swing sign with new, retain existing trough lighting	Conditional consent	05.11.18
PL/18/2984/FA	Beaconsfield Town Council	Mrs Solange Hundal C/o Miss Joanna Pullan	62 Penn Road Beaconsfield Buckinghamshire HP9 2LS	Demolition of the existing house and erection of a new dwelling	Conditional Permission	31.10.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

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PL/18/3032/VR C	Beaconsfield Town Council	Titan London Estates (II) Ltd C/o Mr Robert Clarke	Westways 15 Burkes Road Beaconsfield Buckinghamshire HP9 1PB	Variation of conditions 2, 5, 7 and 9 of planning permission 16/02277/RVC (Variation of Condition 2 of Planning Permission 16/00482/FUL (Replacement detached dwelling) to allow the removal of chimney. Use of parapet roof detail to the single storey elements. Changes to fenestration): to allow changes to the design and fenestration, including the addition of 8 solar panels and to allow changes to the landscaping and tree protection measures.	Conditional Permission	20.11.18
PL/18/3034/FA	Beaconsfield Town Council	Mr Mark Jackson C/o Mr Eric Lynn	Kings Head Harvester Oxford Road Beaconsfield Buckinghamshire HP9 1UD	Erection of jumbrellas to replace existing pergola and gazebo, new external cold stores, new fencing with associated lighting, new bull statue, replacement fencing and landscaping.	Conditional Permission	07.11.18
PL/18/3068/TP	Beaconsfield Town Council	Sunrise Senior Living Beaconsfield C/o Mr Simon Greener	Sunrise Care Home 30 - 34 Station Road Beaconsfield Buckinghamshire HP9 1AB	T1 Oak - fell, T18 Oak - crown reduction by 2-3m , T30 Oak - Reduce Scaffold Limb. (Tree Preservation Order no.28, 2005).	Trees Allowed In Part	02.11.18
PL/18/3170/TP	Beaconsfield Town Council	Mrs Smith C/o Mrs Jill Macbeth	24 Westfield Road Beaconsfield Buckinghamshire HP9 1EF	Beech (T1) - Fell, Beech (T3) - Fell, Hornbeam (T4) - Remove epicormic growth. (SBDC TPO No. 18, 1995).	Conditional Permission	02.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3199/SA	Beaconsfield Town Council	Mr Donald Whittick	Inglewood 6 Curzon Avenue Beaconsfield Buckinghamshire HP9 2NN	Application for a Certificate of Lawfulness for proposed: Vehicular access	Cert of law proposed dev or use issued	09.11.18
PL/18/3278/HB	Beaconsfield Town Council	Jackie Lomax C/o Mr Andrew Birds	51 Aylesbury End Beaconsfield Buckinghamshire HP9 1LU	Listed building application to replace the window.	Conditional consent	06.11.18
PL/18/3282/FA	Beaconsfield Town Council	Mrs Priscilla Wilcox C/o Mr Edward McGill	18 Chiltern Hills Road Beaconsfield Buckinghamshire HP9 1PL	Single storey rear infill and porch extension, changes to roof including front and rear dormers and changes to fenestration.	Conditional Permission	01.11.18
PL/18/3301/TP	Beaconsfield Town Council	Mr Palmer C/o Mrs Jill Macbeth	7 Willington Court Station Road Beaconsfield Buckinghamshire HP9 1FW	T1 Oak - 2.5-3m Crown Reduction and removal of problem branches. (Tree Preservation Order no.24. 2002).	Refuse Permission	01.11.18
PL/18/3343/SA	Beaconsfield Town Council	Mr Mariyan Hristov C/o Mr Stuart Kirkwood	8 Bell Close Beaconsfield Buckinghamshire HP9 1AT	Application for a certificate of lawfulness for proposed: Front porch infill extension, single storey rear extension and conversion of garage into habitable accommodation.	Part approve/refuse- PROPOSED Cert of Law	06.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3372/TP	Beaconsfield Town Council	Mr Martin Tucker C/o Mr Ross Fountain	Trees To The Rear Of Properties On Queen Elizabeth Crescent (Formerly Site Of Butlers Court) Beaconsfield Buckinghamshire	Beech (T186)- Reduce height and spread by up to 4 metres; Horse Chestnut (T185) - Reduce 2 lowest western limbs over gardens by up to 3m; Western Red Cedar (T108)- Fell dead stem to 4m; Ash (T78) - Fell; Red Horse Chestnut (T83) - Reduce south east side by up to 2m; Oak (T152) - Crown Reduction of southern canopy limb by 2.5m and lower southern limb up to 2 metres.	Conditional Permission	06.11.18
PL/18/3387/FA	Beaconsfield Town Council	Mr & Mrs Wanner C/o Mr Chris Moore	The Field Barn Wooburn Green Lane Holtspur Beaconsfield Buckinghamshire HP9 1XE	Conversion of garage to ancillary granny annexe (retrospective).	Conditional Permission	09.11.18
PL/18/3439/FA	Beaconsfield Town Council	Mr David Warnett C/o Mr Owen Francis	8 Holtspur Close Holtspur Beaconsfield Buckinghamshire HP9 1DP	Single storey rear, two storey side extensions incorporating front facing dormer and rear facing rooflight and addition of front and rear rooflights and two front facing dormers to existing roofslope	Conditional Permission	09.11.18
PL/18/3455/TP	Beaconsfield Town Council	Mr Bernard F Woolf	Land Adjacent 17 Oakdene Beaconsfield Buckinghamshire HP9 2BZ	T1, T2, T3 Horse Chestnut - Ingress of roots severed inside property boundary. (SBDC TPO 1, 1992).	Conditional Permission	05.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3471/NM A	Beaconsfield Town Council	Mrs Frederique Tewes	Lothlorien 3 Ledborough Wood Beaconsfield Buckinghamshire HP9 2DJ	Non material amendment to 17/00863/FUL (Replacement dwelling).	Accepted	20.11.18
PL/18/3510/TP	Beaconsfield Town Council	Mrs Evans C/o Mr Tom Hunnings	Beechwood 68A Ledborough Lane Beaconsfield Buckinghamshire HP9 2DG	T1 Beech - Fell, T2 Beech - Reduce Height to cavity approx 8.5-9m. (TPO SBDC 9, 2000).	Conditional Permission	15.11.18
PL/18/3543/SA	Beaconsfield Town Council	Ms MunPeng Phang C/o Mr James Rush	30 Hyde Green Beaconsfield Buckinghamshire HP9 2EP	Application for a Certificate of Lawfulness for proposed: Detached outbuilding.	Cert of law proposed dev or use issued	21.11.18
PL/18/3595/KA	Beaconsfield Town Council	Mr Tim Singleton	Red Croft Hedgerley Lane Beaconsfield Buckinghamshire HP9 2JP	Felling of a horse chestnut (Conservation Area).	TPO shall not be made	09.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3604/NM A	Beaconsfield Town Council	Mrs Ruth Handcock C/o Miss Katie Jackson	The Coach House Gregories Farm Lane Beaconsfield Buckinghamshire HP9 1HJ	Non material amendment to application 17/01856/FUL (Front porch and bay, side porch, single storey rear extension with terrace and glass balustrade. First floor side extension incorporating front dormers, roof extension with side dormer. Pergola linking to proposed garage, detached outbuilding.)	Accepted	31.10.18
PL/18/3765/TP	Beaconsfield Town Council	Martin Tucker C/o Mr Christopher Reeves	55 Butlers Court Road Beaconsfield Buckinghamshire HP9 1SQ	T1 Oak - 2 metre Reduction of Overhanging Branches.	Conditional Permission	15.11.18
PL/18/3808/PN E	Beaconsfield Town Council	Mrs Sue Higgs C/o Mrs Kate Hughes	34 Crabtree Close Beaconsfield Buckinghamshire HP9 1UQ	Prior Notification of proposed single storey rear extension; depth extending from original rear wall of 4.2m, maximum height of 3.8m and eaves height of 2.5m	Prior Approval Not Required	20.11.18
18/00058/FUL	Burnham Parish Council	Mr Singh Bhullar C/o Mr Peter Alan	49 High Street Burnham Buckinghamshire SL1 7JY	Part two storey/part first floor rear extension and change of use of first floor from office to provide one residential unit.	Refuse Permission	21.11.18
PL/18/2151/FA	Burnham Parish Council	FPT Commercial Properties LLP C/o Jane Carter	73 High Street Burnham Buckinghamshire SL1 7JX	Part change of use of first and second floors to create three apartments, with internal and external alterations, bin store, demolition of boiler room and associated works	Conditional Permission	29.10.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2152/HB	Burnham Parish Council	FPT Commercial Properties LLP C/o Jane Carter	73 High Street Burnham Buckinghamshire SL1 7JX	Historic building consent for part change of use of first and second floors to create three apartments, with internal and external alterations, bin store, demolition of boiler room and associated works	Conditional consent	29.10.18
PL/18/2406/FA	Burnham Parish Council	Mr Terry and Peter Willcox and Chandler C/o Mr Edward Landor	Burnham Beeches Golf Club Green Lane Burnham Buckinghamshire SL1 8EG	Proposed redesign of the existing Practice Ground Outfield and adjacent Pastureland to include ground re-modelling, enhanced landscaping and bio-diversity improvements.	Conditional Permission	09.11.18
PL/18/3009/FA	Burnham Parish Council	Mr & Mrs R Baker C/o Mr Robert Clarke	Eight Oaks 99 Green Lane Burnham Buckinghamshire SL1 8EG	Erection of dwelling, tennis court, new vehicular access with entrance gates and open chain link fence (1.5m high) along front boundary and demolition of existing dwelling on completion of the new dwelling (amendment to planning approval 17/02089/FUL).	Conditional Permission	14.11.18
PL/18/3021/EU	Burnham Parish Council	Mr G Harrison C/o Mr Lee Norris	9 Aldbourne Road Burnham Buckinghamshire SL1 7NJ	Application for Certificate of Lawfulness for existing: Conversion of garage into habitable space.	Certificate of Lawful Development Oper	06.11.18
PL/18/3050/EU	Burnham Parish Council	Mr G Harrison C/o Mr Lee Norris	11 Aldbourne Road Burnham Buckinghamshire SL1 7NJ	Application for Certificate of Lawfulness for existing: Conversion of garage into habitable space.	Certificate of Lawful Development Oper	06.11.18



**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3076/OA	Burnham Parish Council	Miss Atkin C/o Gill Makin	14 Hurstfield Drive Burnham Buckinghamshire SL6 0PF	Division of existing plot to allow erection of new dwelling and vehicular access.	Refuse Permission	31.10.18
PL/18/3102/SA	Burnham Parish Council	Mr Mandeep Channa	4 Middle Walk Burnham Buckinghamshire SL1 7ER	Certificate of Lawfulness for proposed vehicle crossover and associated wheel tracks	Cert of law proposed dev or use issued	20.11.18
PL/18/3149/FA	Burnham Parish Council	Mrs Gurmeet Sidhu C/o Mr Nigel Walford	694 Bath Road Burnham Buckinghamshire SL6 0NZ	Demolition of existing garage, erection of single storey rear/side extension, alteration to side fenestration and loft conversion incorporating roof extensions and rear dormer.	Conditional Permission	09.11.18
PL/18/3245/SA	Burnham Parish Council	Mr Eric McGrane	6 Norelands Drive Burnham Buckinghamshire SL1 8AZ	Certificate of Lawfulness for proposed outbuilding	Cert of law proposed dev or use issued	01.11.18
PL/18/3279/FA	Burnham Parish Council	Mr Tejpal Jheeta	1 The Pound Burnham Buckinghamshire SL1 7HE	Single storey side extension.	Conditional Permission	07.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3432/TP	Burnham Parish Council	Mr Henry Szywala	56 Green Lane Burnham Buckinghamshire SL1 8EB	T1 and T2 Lime - Crown Reduction by 2-3m and 3m Crown Lift from ground level and 5.2m over the road, T3 Horse Chestnut -Crown Reduction by 2-3m and 3m Crown Lift from ground level and 5.2m over the road, T4 Oak -3m Crown Lift from ground level and 5.2m over the road. (SBDC TPO23,2008).	Trees Allowed In Part	19.11.18
PL/18/3508/SA	Burnham Parish Council	Mrs Georgina Owen C/o Mr Charles Phu	699 Bath Road Burnham Buckinghamshire SL6 0PB	Application for a Certificate of Lawfulness for proposed: Single storey rear extension and loft conversion	Cert of law proposed dev or use issued	19.11.18
PL/18/3552/BC C	Burnham Parish Council	Ms Catherine Kelham	Bishops House Crown Lane Farnham Royal Buckinghamshire SL2 3SF	Use of land for construction and demolition waste recycling facility.	Objection	16.11.18
PL/18/3668/SA	Burnham Parish Council	Mr Imran Saleem	21 Hag Hill Lane Burnham Buckinghamshire SL6 0JW	Certificate of Lawfulness for proposed hip-to-gable side roof extension and rear dormer structure and front rooflights	Cert of law proposed dev or use issued	14.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2137/FA	Denham Parish Council	Mr & Mrs Bradshaw C/o Mr S Dodd	Halings Lodge Halings Lane Denham Green Buckinghamshire UB9 5DQ	Outbuilding	Refuse Permission	09.11.18
PL/18/2638/FA	Denham Parish Council	Mr Joe Smith	Nine Stiles Bungalow Orchard Close New Denham Buckinghamshire UB9 4BB	Single storey side extension to provide annexe accommodation.	Conditional Permission	02.11.18
PL/18/2903/FA	Denham Parish Council	Mrs D'Souza C/o Andy Manington	67 Newtown Road New Denham Buckinghamshire UB9 4BD	Demolition of rear section of garage and erection of single storey rear conservatory (Retrospective)	Conditional Permission	09.11.18
PL/18/2938/VR C	Denham Parish Council	Company Application C/o Ms Eilidh McCallum	The Lea Western Avenue Denham Buckinghamshire UB9 4NA	Variation of Condition 1 of temporary planning permission 16/01236/TEMP to extend the time period for erection of a temporary marquee	Withdrawn	25.10.18
PL/18/3005/FA	Denham Parish Council	Mr Peter Chamberlain	1 Orchard Close New Denham Buckinghamshire UB9 4BB	Loft extension with rear dormer and rooflights to front	Conditional Permission	01.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3100/FA	Denham Parish Council	Mr Ian Chilcott C/o Mr D Austin	Southerndown Bakers Wood Denham Buckinghamshire UB9 4LG	Rear dormer and additional rooflights to front and side elevations.	Refuse Permission	15.11.18
PL/18/3129/FA	Denham Parish Council	Mr G S Randhawa C/o Mr Steven Doel	2 Middle Road Denham Buckinghamshire UB9 5EG	Demolition of the existing dwelling and erection of a detached chalet bungalow.	Conditional Permission	09.11.18
PL/18/3292/SA	Denham Parish Council	Mr Ghatora C/o Mr M Matharoo	Oakleigh Bakers Wood Denham Buckinghamshire UB9 4LQ	Application for a Certificate of Lawfulness for proposed: First floor side and single storey rear and porch extension, garage conversion, and dormer to side elevation	Withdrawn	05.11.18
PL/18/3293/SA	Denham Parish Council	Mr Ghatora C/o Mr M Matharoo	Oakleigh Bakers Wood Denham Buckinghamshire UB9 4LQ	Application for a Certificate of Lawfulness for proposed: Outbuilding	Cert of law proposed dev or use issued	06.11.18
PL/18/3403/FA	Denham Parish Council	Mr Charan Singh C/o Mr Kamal Panesar	87 Knighton Way Lane New Denham Buckinghamshire UB9 4EH	Two storey front, side and rear extensions, loft conversion incorporating increase in ridge height, dormers and rooflights.	Conditional Permission	21.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3408/FA	Denham Parish Council	Mr D Brench and M Heath C/o Mr Robert Clarke	Thyme Cottage Ashmead Drive Denham Buckinghamshire UB9 5BA	Single storey side and rear extensions	Conditional Permission	21.11.18
PL/18/3444/FA	Denham Parish Council	Mr & Mrs Ithayarajah C/o Mr Ehsan Ul-Haq	The Gables Oxford Road Denham Buckinghamshire SL9 7AT	Conversion of garage to habitable accommodation.	Conditional Permission	20.11.18
PL/18/3522/FA	Denham Parish Council	Mrs Helen Watts C/o Mr Roger Davis	2 Denham Close Denham Buckinghamshire UB9 4EE	Application for a single storey rear extension and a front porch.	Conditional Permission	20.11.18
PL/18/3547/SA	Denham Parish Council	Mrs Minaxi Thakrar C/o Mr Bashir Khwaja	Ringwood Redhill Denham Buckinghamshire UB9 4LE	Two storey rear extension.	Cert of law proposed dev or use issued	09.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/4048/PNE	Denham Parish Council	Mr Tajinder Ghatora C/o Mr Manpreet Matharoo	Oakleigh Bakers Wood Denham Buckinghamshire UB9 4LQ	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 (D 8.0 m, MH 2.85 m, EH 2.85 m)	Withdrawn	07.11.18
18/00465/FUL	Dorney Parish Council	Mr Martin Delaney C/o Mr Philip Tilbury	Boveney Court Boveney Road Dorney Buckinghamshire SL4 6QD	Erection of new stables to replace the existing Boveney Court Stables.	Conditional Permission	09.11.18
PL/18/3340/TP	Dorney Parish Council	Mr Barker C/o Andrea Nias	Further Dimmings Village Road Dorney Buckinghamshire SL4 6QW	T1 Ash-reduce first limb by approximately 1.5metres and reduce second limb on west side back by up to one metre, T2 Sycamore -crown lift lower canopy to give 2.5metre ground clearance. (SBDC TPO no 27 2007).	Conditional Permission	01.11.18
PL/18/3448/SA	Dorney Parish Council	Mr & Mrs Blake C/o Mr Chris Rickerby	Lea Lodge 15 Oak Stubbs Lane Dorney Reach Buckinghamshire SL6 0DW	Application for a certificate of lawfulness for proposed : Single storey rear extension.	Withdrawn	06.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3501/EU	Farnham Royal Parish Council	Mr A Baxter	1 Inglelen Farnham Common Buckinghamshire SL2 3QA	Application for Certificate of Lawfulness for Existing: Single storey rear extension	Certificate of Lawful Development Oper	02.11.18
PL/18/2126/FA	Farnham Royal Parish Council	Mr Kumar C/o Mr Harmeet Minhas	Land To Rear Of Farnham Lodge (Temple Dell View) Templewood Lane Farnham Common Buckinghamshire SL2 3HA	Erection of single detached garage	Conditional Permission	15.11.18
PL/18/2594/FA	Farnham Royal Parish Council	Mr H Jolly C/o Mr N Walford	21 Drew Meadow Farnham Common Buckinghamshire SL2 3JA	Vehicular access incorporating hardstanding and dropped kerb, construction of ramp to front door.	Conditional Permission	07.11.18
PL/18/2662/FA	Farnham Royal Parish Council	Mr Kumar C/o Mr Harmeet Minhas	Farnham Lodge Templewood Lane Farnham Common Buckinghamshire SL2 3HA	Detached triple garage	Conditional Permission	05.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2989/SA	Farnham Royal Parish Council	Mr Sangha C/o Mr Guy Fielding	Benavon Egypt Lane Farnham Common Buckinghamshire SL2 3LF	Application for a Certificate of Lawfulness for proposed single storey side extension and front porch extension and the addition of a window.	Part approve/refuse- PROPOSED Cert of Law	30.10.18
PL/18/3086/FA	Farnham Royal Parish Council	Mr & Mrs Gavin Vass C/o Robert Hillier	Christmas Tree Cottage Kingsway Farnham Common Buckinghamshire SL2 3ST	Demolition of existing dwelling and erection of new dwelling	Conditional Permission	16.11.18
PL/18/3177/FA	Farnham Royal Parish Council	Mr Randhawa C/o Mr Mark Longworth	Benavon Egypt Lane Farnham Common Buckinghamshire SL2 3LF	First floor side and garage extension	Withdrawn	07.11.18
PL/18/3265/FA	Farnham Royal Parish Council	Mrs Sarah Lewis C/o Mr Shorne Tilbey	7 Kingsway Mews Farnham Common Buckinghamshire SL2 3UR	Demolition of rear conservatory and erection of a single storey rear extension.	Conditional Permission	06.11.18



**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3309/SA	Farnham Royal Parish Council	Ms Susie Pawson C/o Mr Sunjive Corpaul	4 Sherbourne Walk Farnham Common Buckinghamshire SL2 3TZ	Application for a Certificate of Lawfulness for proposed: Garage conversion into part habitable and part storage	Cert of law proposed dev or use issued	30.10.18
PL/18/3330/VR C	Farnham Royal Parish Council	Mr Martin Goswami C/o Mr Graham Gray	East Barn Church Road Farnham Royal Buckinghamshire SL2 3AW	Variation of condition 2 of planning permission of 18/00160/LBC (Replacement and relocation of boundary fence and entrance gates)	Withdrawn	25.10.18
PL/18/3390/FA	Farnham Royal Parish Council	Mr Doron Bar C/o Mr Roger Wilson	Ponds Wood Collinswood Road Farnham Common Buckinghamshire SL2 3LH	Erection of Radio mast, antennae, and supporting shelter cabin.	Refuse Permission	08.11.18
PL/18/3438/SA	Farnham Royal Parish Council	Mr Porter C/o Miss Stefania Petrosino	Beech Hurst Farnham Park Lane Farnham Royal Buckinghamshire SL2 3LP	Application for a Certificate of Lawfulness for proposed: Outbuilding within rear garden.	Cert of law proposed dev or use issued	09.11.18
PL/18/3442/FA	Farnham Royal Parish Council	Mrs Savina Cisotto C/o Mr Jose-Maria Moya-Montoya	31 Montague Close Farnham Royal Buckinghamshire SL2 3DW	Single storey rear extension and a loft conversion with a dormer window and roof lights to side elevations.	Conditional Permission	09.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3548/VR C	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 application 16/01405/FUL (Redevelopment of site to provide three detached dwellings served by the existing access off Beeches Road) to allow the retention of rooflights to each of the approved houses.	Conditional Permission	20.11.18
18/00734/FUL	Fulmer Parish Council	Mr & Mrs P Sundsig C/o Mr John Parry	6 South Row Fulmer Road Fulmer Buckinghamshire SL3 6HS	Single storey extension to annexe.	Conditional Permission	29.10.18
18/00735/LBC	Fulmer Parish Council	Mr & Mrs P Sundsig C/o Mr John Parry	6 South Row Fulmer Road Fulmer Buckinghamshire SL3 6HS	Listed building application for single storey extension to annexe.	Conditional consent	29.10.18
PL/18/2609/FA	Fulmer Parish Council	Mr Amjid Faquir C/o Mr Nick Johnson	The Lodge Stoke Common Road Fulmer Buckinghamshire SL3 6HA	Replacement dwelling incorporating double garage and landscaping.	Withdrawn	25.10.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2997/FA	Fulmer Parish Council	Mrs L DuToit C/o Mr Jake Collinge	Fernacres Fulmer Common Road Fulmer Buckinghamshire SL3 6JN	Demolition of existing garage, storage building and glasshouse and erection of new garage/storage building and glasshouse.	Refuse Permission	09.11.18
PL/18/3495/PNE	Fulmer Parish Council	Mr T Watson C/o Mr D Russell	Glen Erica Cherry Tree Lane Fulmer Buckinghamshire SL3 6JE	Prior notification of a single storey rear extension; depth extending from the original rear wall of 8m, maximum height 3.8m, eaves height 2.6m	Prior Approval Given	31.10.18
17/02263/FUL	Gerrards Cross Town Council	Mr & Mrs Mehta C/o Mr Harmeet Minhas	Glendruid 10 Oval Way Gerrards Cross Buckinghamshire SL9 8QD	Single storey side/rear extensions.	Conditional Permission	16.11.18
18/00450/FUL	Gerrards Cross Town Council	Mrs Katherine Nisbet & Mr Neil Birdseye C/o Mr Euan Courtney- Morgan	Cullens Cottage 24 West Common Gerrards Cross Buckinghamshire SL9 7QS	Single storey rear extension following the demolition of existing conservatory.	Conditional Permission	01.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
18/00451/LBC	Gerrards Cross Town Council	Mrs Katherine Nisbet & Mr Neil Birdseye C/o Mr Euan Courtney-Morgan	Cullens Cottage 24 West Common Gerrards Cross Buckinghamshire SL9 7QS	Application for Listed Building Consent : Single storey rear extension following the demolition of existing conservatory and internal alteration.	Conditional consent	01.11.18
18/00874/RVC	Gerrards Cross Town Council	Mr Nathan Craker	Lynbury Place (Formally No. 14) South Park Crescent Gerrards Cross Buckinghamshire	Variation of condition 5 to application 13/01616/FUL to allow omission of louvre screens to windows on north elevation	Refuse Permission	21.11.18
PL/18/2479/FA	Gerrards Cross Town Council	Mr Andrew Robinson C/o Fisch Design	Katies 46 - 48 Packhorse Road Gerrards Cross Buckinghamshire SL9 8EF	Five outdoor air conditioning condenser units to rear elevation on the side wall of the existing garage	Conditional Permission	26.10.18
PL/18/2532/EU	Gerrards Cross Town Council	Mrs Stringfellow C/o Mr Kevin Lennon	8 Elmwood Park Gerrards Cross Buckinghamshire SL9 7EP	Application for a Certificate of Lawfulness for Existing Use: Conversion of garage to habitable accommodation	Certificate of Lawful Development Oper	06.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2813/FA	Gerrards Cross Town Council	Mr Ian Wiggins C/o Mr Nigel Young	21 Howards Wood Drive Gerrards Cross Buckinghamshire SL9 7HR	Two flat roofed rear dormer windows, one front pitched roof dormer and two additional ground floor windows to side elevation.	Conditional Permission	02.11.18
PL/18/2873/FA	Gerrards Cross Town Council	Mr Craig Adamson C/o Ms Aniko Mazsar	Westbrook 16 Fulmer Road Gerrards Cross Buckinghamshire SL9 7DT	Demolition of existing rear extension and erection of part-single/part-two storey side/rear extension.	Conditional Permission	25.10.18
PL/18/3103/VR C	Gerrards Cross Town Council	Mrs H Garayal C/o Mr David Webb	75 St Huberts Close Gerrards Cross Buckinghamshire SL9 7EN	Variation of condition 5 of planning permission 18/00681/FUL (Part single/part two storey front/side/rear extension incorporating integral garage) to allow reduction in size of the extensions	Conditional Permission	09.11.18
PL/18/3268/FA	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 and basement extension	Conditional Permission	09.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3277/SA	Gerrards Cross Town Council	Mr Jonathan Hale C/o Mr Paul Swart	Clovelly 48 Hedgerley Lane Gerrards Cross Buckinghamshire SL9 7NR	Application for certificate of lawfulness for proposed rear dormer and front rooflight.	Cert of law proposed dev or use issued	29.10.18
PL/18/3306/FA	Gerrards Cross Town Council	Mr G Slakhan C/o Mr S Mann	69 Fulmer Drive Gerrards Cross Buckinghamshire SL9 7HF	Demolition of existing dwelling, erection of new dwelling, detached garage, front gates and fence	Conditional Permission	14.11.18
PL/18/3320/FA	Gerrards Cross Town Council	Mr Vishal Vaghela C/o Mr Sagar Patel	16 Gaviots Close Gerrards Cross Buckinghamshire SL9 7EL	Part single part double storey side and rear extension and front porch extension.	Conditional Permission	19.11.18
PL/18/3346/VR C	Gerrards Cross Town Council	Heatherside Property Ltd C/o Mr Robert Clarke	26 East Common Gerrards Cross Buckinghamshire SL9 7AF	Variation of condition 4 and 12 of planning application 16/01712/FUL (Erection of a pair of semi-detached dwellings and construction of vehicular access)	Conditional Permission	19.11.18
PL/18/3360/FA	Gerrards Cross Town Council	Mr and Mrs S Aldridge C/o Mr Jeffrey Powell	Linacre 33 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7QT	First and second floor side extension.	Conditional Permission	13.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3368/FA	Gerrards Cross Town Council	Mr Davinder Malhi C/o Mr Pravin Raheja	98 Fulmer Drive Gerrards Cross Buckinghamshire SL9 7HE	Part ground floor, part first floor rear extension and ground floor front extension	Conditional Permission	09.11.18
PL/18/3393/FA	Gerrards Cross Town Council	Mr & Mrs Woods C/o Mr Peter Norman	Whitewood Manor 85 Windsor Road Gerrards Cross Buckinghamshire SL9 7NW	Replacement of glazed roof with tiles on existing conservatory and insertion of two rooflights	Conditional Permission	06.11.18
PL/18/3437/KA	Gerrards Cross Town Council	Mrs Karen Ferreira-Cosentino	Little Orchards 6 Layters Way Gerrards Cross Buckinghamshire SL9 7QY	Fir (T1) - fell, Fir (T3)- Reduce 4 x Branches by 2-3 metres. (Conservation area Gerrards Cross Centenary).	TPO shall not be made	29.10.18
PL/18/3454/TP	Gerrards Cross Town Council	Mr Stuart Beale	Wildwood 58 Windsor Road Gerrards Cross Buckinghamshire SL9 7NF	2 x Conifers -Fell, Sycamore - lower branch to be removed. (SBDC TPO no 31, 1995).	Conditional Permission	15.11.18
PL/18/3458/FA	Gerrards Cross Town Council	Mrs Stephanie Maley C/o Mr Clive Baldwin	29 Fulmer Drive Gerrards Cross Buckinghamshire SL9 7HG	Conversion of garage to habitable accommodation, new porch roof and new pitched roofs to existing dormers	Conditional Permission	01.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3460/KA	Gerrards Cross Town Council	Ms Valerie Wright C/o Mr Neil Whyte	14 Miller Place Gerrards Cross Buckinghamshire SL9 7QQ	T1 Eucalyptus - 60% Crown Reduction and Reshaping. (Gerrards Conservation Area).	TPO shall not be made	29.10.18
PL/18/3593/KA	Gerrards Cross Town Council	Mrs Emma Westcott	Sherwood House 36 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7QU	T1 Ash - Reduction of one low limb over seating area. (Conservation Area Gerrards Cross Centenary)	TPO shall not be made	09.11.18
PL/18/3609/NM A	Gerrards Cross Town Council	Mr & Mrs Adrian C/o Mr Daren Goldsmith	9 Bentinck Close Gerrards Cross Buckinghamshire SL9 8SQ	Non material amendment to planning permission 16/02015/FUL (Single storey rear extension).	Not Accepted	31.10.18
PL/18/3147/SA	Hedgerley Parish Council	Mr Mark Allen	13 Stevenson Road Hedgerley Buckinghamshire SL2 3YD	Application for a Certificate of Lawfulness for proposed: Single storey rear extension (retrospective).	Withdrawn	05.11.18
18/00650/FUL	Iver Parish Council	Mr Tim Sutton C/o Martin Fellows	Advanced Fabrications Poyle Ltd 34 The Ridgeway Iver Buckinghamshire SL0 9JQ	Redevelopment of the site to provide a three storey storage facility with ancillary offices at part second floor and with associated landscaping, security access controls, lorry parking and servicing to ground floor 'under-croft' area and associated car and cycle parking.	Conditional Permission	15.11.18



**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2261/FA	Iver Parish Council	Mr Amit Chohdha C/o Bill Macleod	Evreham Lodge 100 High Street Iver Buckinghamshire SL0 9PJ	The demolition of existing buildings and construction of 10 residential units contained within three blocks, with associated parking and landscaping.	Refuse Permission	02.11.18
PL/18/2283/FA	Iver Parish Council	Mr and Mrs Anthony and Janice Payne	2 Potters Cross Iver Heath Buckinghamshire SL0 0BS	First floor side and rear extensions.	Conditional Permission	06.11.18
PL/18/2853/FA	Iver Parish Council	Mr Lee Barrington C/o Mr Stuart Bowen	1 Hardings Close Iver Buckinghamshire SL0 0HL	Demolition of garage and replacement two storey side extension.	Conditional Permission	06.11.18
PL/18/2922/FA	Iver Parish Council	Ms Jaspal Jutla C/o Mr Ameet Bhamra	35 The Poynings Iver Buckinghamshire SL0 9DS	Change from a flat roof to a pitch roof to the side and rear, partial garage conversion and changes to rear fenestration.	Conditional Permission	07.11.18
PL/18/3082/FA	Iver Parish Council	Mr Jagir Bhachu C/o Mr Jagir Bhachu	Littlebury Wood Lane Iver Heath Buckinghamshire SL0 0LD	Demolition of existing store and erection of single storey side extension.	Refuse Permission	16.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3090/FA	Iver Parish Council	Mrs Maria Amores	35 Stonecroft Avenue Iver Buckinghamshire SL0 9QF	Widening of vehicular access.	Conditional Permission	07.11.18
PL/18/3105/FA	Iver Parish Council	Mr & Mrs Alex Khalifa C/o Mr Leigh Tugwood	14 Syke Ings Iver Buckinghamshire SL0 9ET	Two storey side/rear and single storey rear extensions and front porch alterations.	Conditional Permission	09.11.18
PL/18/3183/FA	Iver Parish Council	Mr Marcus Robinson	Warren House Farm Church Road Iver Heath Buckinghamshire SL0 0RD	Vehicular access	Withdrawn	09.11.18
PL/18/3190/FA	Iver Parish Council	Hamley Property Developments Limited C/o Ms Sharon Ross	16 Coopers Row Iver Heath Buckinghamshire SL0 0HW	Demolition of two semi-detached houses and erection of four semi-detached houses.	Refuse Permission	02.11.18
PL/18/3246/FA	Iver Parish Council	Mr Matthew Fletcher	257 Church Road Iver Heath Buckinghamshire SL0 0RF	Converting existing garage into habitable accommodation and replacement of conservatory roof.	Conditional Permission	25.10.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3270/FA	Iver Parish Council	Mr Virender Lamba C/o Ms Rooshika Patel	17 Leas Drive Iver Buckinghamshire SL0 9RB	Vehicular access and associated hardstanding	Conditional Permission	29.10.18
PL/18/3281/FA	Iver Parish Council	Mr Nakul Sama C/o Mr Ramesh Pankhania	Hedgeways 14 Old Slade Lane Iver Buckinghamshire SL0 9DR	Part conversion of existing garage with additional window to side elevation	Conditional Permission	26.10.18
PL/18/3285/FA	Iver Parish Council	Mr Richard Betts	Linkwood 3 Bangors Road North Iver Heath Buckinghamshire SL0 0BG	Rear roof extension with juliet balcony and three front rooflights	Refuse Permission	09.11.18
PL/18/3316/FA	Iver Parish Council	Mr Gavin Pereira C/o Mrs Angela Toy	7 Somerset Way Iver Buckinghamshire SL0 9AG	Two storey side extensions, changes to roof to allow for loft conversion and to fenestration.	Conditional Permission	09.11.18
PL/18/3335/FA	Iver Parish Council	Mr Teji C/o Mr Daniel Foyster	1 Foxcroft Iver Buckinghamshire SL0 9BX	Single storey rear extension.	Conditional Permission	14.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3362/VR C	Iver Parish Council	Mr & Mrs D Gillard C/o Mr Declan Minoli	Tanglin House Norwood Lane Iver Heath Buckinghamshire SL0 0EW	Variation of condition 3 of planning permission 16/01444/FUL (Single storey front extension, part single storey/part two storey rear extension and part single storey/part two storey side extension) to allow alterations to proposed layout	Conditional Permission	01.11.18
PL/18/3428/SA	Iver Parish Council	Mr & Mrs Kevin McNamara C/o Mr Tony Nimmo	333 The Parkway Iver Heath Buckinghamshire SL0 0RL	Application for certificate of lawfulness for proposed: Loft conversion into habitable accommodation incorporating rear dormer and front and side rooflights.	Cert of law proposed dev or use issued	21.11.18
PL/18/3464/FA	Iver Parish Council	Mr Salma C/o Mr Harmeet Minhas	Maythorne Cottage Pinewood Road Iver Heath Buckinghamshire SL0 0NL	Single storey, part first floor rear infill extension.	Conditional Permission	09.11.18
PL/18/3474/FA	Iver Parish Council	Bell Cornwell LLP C/o Mrs Elizabeth Holmes	Land Rear Of 23 To 35 High Street Iver Buckinghamshire	Erection of two storey building to provide 1 apartment with ground floor parking. Reconfiguration of car park layout to provide 42 no. spaces, with associated tree and soft landscape planting. Demolition of garage block.	Refuse Permission	15.11.18
PL/18/3484/FA	Iver Parish Council	Mr & Mrs Joey & Hayley Clark C/o Mr P Mistry	202 The Parkway Iver Heath Buckinghamshire SL0 0RQ	Demolish existing garage and erection of a single storey side extension	Conditional Permission	15.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3600/PNE	Iver Parish Council	Mr Alan Franklin C/o Mr Andrew Franklin	42 Syke Ings Iver Buckinghamshire SL0 9EU	Prior notification of a single storey rear extension: depth extending from original rear wall of 8 metres, maximum height of 3.9 metres and eaves height of 3 metres	Prior Approval Not Required	08.11.18
PL/18/3603/PNE	Iver Parish Council	Mr Neil Somauroo C/o Mr Jatinder Chaggar	Bratton Pinewood Road Iver Heath Buckinghamshire SL0 0NL	Notification under The Town and Country Planning (General Permitted Development) Order 2015 Part 1 of Schedule 2 Class A 4 for single storey rear extension (Dimensions D 6.0m, MH 3.2m, EH 3.0m).	Prior Approval Not Required	02.11.18
PL/18/3638/PNE	Iver Parish Council	Mr N Phalora C/o Mr Gurveer Choda	9 Syke Ings Iver Buckinghamshire SL0 9ER	Prior Notification of proposed single storey rear extension; depth extending from original rear wall of 8m, maximum height of 3.65m and eaves height of 3m	Withdrawn	09.11.18
PL/18/3806/PNE	Iver Parish Council	Mr David Tozer	58 Langley Park Road Iver Buckinghamshire SL0 9QS	Notification under the Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A4 for single storey rear extension (Dimensions D 2 metres, MH 3 metres, EH 3 metres).	Prior Approval Not Required	16.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3830/NM A	Iver Parish Council	Rizwan & Waleed Sabri C/o Mr Mark Wilkinson	93 Slough Road Iver Heath Buckinghamshire SL0 0DH	Non material amendment to planning permission 18/00813/FUL (Single storey rear/infill extension with three lantern roof lights, part single/part first floor front/side extension and roof extension incorporating increase in ridge height and two rear dormers, partial demolition of outbuilding to be rebuilt with increased roof ridge and pitch and amendments to fenestration.)	Not Accepted	01.11.18
18/00922/FUL	Stoke Poges Parish Council	South Bucks District Council C/o Ms Amanda Stobbs	South Buckinghamshire Golf Academy Stoke Road Stoke Poges Buckinghamshire SL2 4NL	Proposed Country Park involving the demolition of the driving range and remodelling of the former golf course and driving range with creation of a sculptured landscape with informal and formal sports and recreational facilities, including construction of Mountain Bike Trail, BMX Pump Trail, Bike Circuit, Children's Play Area and Amphitheatre. Demolition of the water tank and former club house and construction of detached single storey building comprising ancillary cafe, meeting space and retail unit. Creation of additional car parking and associated landscaping and infrastructure.	Conditional Permission	15.11.18
PL/18/3148/FA	Stoke Poges Parish Council	n/a C/o Mr Chris Maltby	Khalsa Secondary Academy Part Pioneer House Hollybush Hill Stoke Poges Buckinghamshire SL2 4QP	The installation of temporary classrooms arranged in a single storey block and a double storey block for a temporary period until the 1st March 2019	Conditional Permission	08.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

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PL/18/3198/FA	Stoke Poges Parish Council	Mr Roy Beasley	32 Deans Close Stoke Poges Buckinghamshire SL2 4JX	New vehicular access	Conditional Permission	01.11.18
PL/18/3271/SA	Stoke Poges Parish Council	Mr Lenci Dragoshi C/o Mr Devan Mistry	19 Vine Road Stoke Poges Buckinghamshire SL2 4DW	Certificate of Lawful Use for a proposed: Erection of dormer to rear and rooflights to front elevation	Cert of law proposed dev or use issued	29.10.18
PL/18/3296/FA	Stoke Poges Parish Council	Mr & Mrs Sandhu C/o Mr S Dodd	The Grey House 61 Plough Lane Stoke Poges Buckinghamshire SL2 4JP	Detached garage.	Refuse Permission	14.11.18
PL/18/3350/FA	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 building with 5 apartments and demolition of existing dwelling.	Refuse Permission	05.11.18
PL/18/3382/PNE	Stoke Poges Parish Council	Mr Ricky Rattu C/o Mr A Wajid	51 Plough Lane Stoke Poges Buckinghamshire SL2 4JP	Prior notification of a single storey rear extension: depth extending from original rear wall of 8 metres, maximum height of 3 metres and eaves height of 2.5 metres	Prior Approval Not Required	01.11.18

**SOUTH BUCKS DISTRICT COUNCIL  
SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 5 DECEMBER 2018**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3459/FA	Stoke Poges Parish Council	Mr Mark Reilly	Dower House Stoke Court Drive Stoke Poges Buckinghamshire SL2 4LU	Single storey infill ground floor rear extension.	Conditional Permission	14.11.18
PL/18/3507/SA	Stoke Poges Parish Council	Mr Ricky Rattu C/o Mr Abdul Wajid	51 Plough Lane Stoke Poges Buckinghamshire SL2 4JP	Application for a Certificate of Lawfulness for proposed: Single storey side and rear extensions and loft conversion into habitable accommodation incorporating rear dormer with juliet balcony and front rooflights.	Cert of law proposed dev or use issued	21.11.18
17/02002/RVC	Taplow Parish Council	Mr Krishnamohan C/o Mr T Daniel	Cliveden Stud Cliveden Road Taplow Buckinghamshire SL6 0HL	Variation of condition 5 & 6 of ER/1466/68: To allow Cliveden Main House to be free from the tie with Cliveden Stud Farm and to allow the stables on Cliveden Stud Farm to be used as independent livery practices and released from the conditional tie to Cliveden Stud Farm.	Refuse Permission	08.11.18
PL/18/3308/FA	Taplow Parish Council	Emma Morning C/o Mr Martin Pugsley	36 Buffins Taplow Buckinghamshire SL6 0HF	Single storey front and porch extension & changes to rear fenestration	Conditional Permission	30.10.18
PL/18/3430/SA	Taplow Parish Council	Skindles 2017 Ltd C/o Mr Oliver Neagle	Skindles Restaurant Mill Lane Taplow Buckinghamshire SL6 0AG	Application for a Certificate of Lawfulness for proposed use to allow part of the second floor of the restaurant building to be used for wedding ceremonies and receptions.	Cert of law proposed dev or use issued	14.11.18



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PL/18/3447/KA	Taplow Parish Council	Mrs R Read C/o Mr Mathew Samways	6 Cedar Chase Taplow Buckinghamshire SL6 0EU	Birch tree (T1) - Crown Reduce by 1-2 m. (SBDC Taplow Village Conservation Area).	TPO shall not be made	01.11.18
PL/18/3453/SA	Taplow Parish Council	Mrs K K Heer C/o Mr Albert Ogunsanya	Kingsdown Marsh Lane Taplow Buckinghamshire SL6 0DE	Application for a Certification of Lawfulness for proposed: 2 no. outbuildings	Cert of law proposed dev or use issued	01.11.18
PL/18/3476/TP	Taplow Parish Council	Mr Collins C/o Mr Andrea Nias	9 Taplow Quay River Road Taplow Buckinghamshire SL6 0AB	Ash (T1) - Reduce branches over patio by up to 2 metres. (SBDC Taplow Riverside Conservation Area, TPO- 31,2003).	Conditional Permission	09.11.18

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<b>SUBJECT:</b>	<b>PLANNING APPEALS</b>
<b>REPORT OF:</b>	<b>Head of Sustainable Development Prepared by - Development Management</b>

**Appeal Statistics for the period 1 April 2018 – 31 October 2018**

**Planning appeals allowed (incl enforcement)**

20.8% (5 out of 24) against a target of 30%.

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

18.5% (5 out of 27). No target set.

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

75% (3 out of 4). No target set.

**SCHEDULE OF OUTSTANDING MATTERS**

**HEARINGS**

DATE	PREMISES
<p><b>17/01949/FUL</b>  <b>Rescheduled</b>  <b>for 17 – 18 DEC</b></p>	<p><b><u>14 WOOBURN GREEN LANE, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE</u></b></p> <p>Appeal against Non-Determination re: Porch with double storey side and part double storey part single storey rear extension.</p>
<p><b>18/00776/FUL</b>  <b>Date TBC</b></p>	<p><b><u>BERRY HILL FARM, BERRY HILL, TAPLOW, BUCKINGHAMSHIRE, SL6 0DA</u></b></p> <p>Appeal against Refusal for: Erection of lattice mast and antennae including satellite dishes and shelter cabin.</p>
<p><b>PL/18/2069/FA</b>  <b>Date TBC</b></p>	<p><b><u>14 WOOBURN GREEN LANE, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE</u></b></p> <p>Appeal against Conditions Imposed on: Outbuilding in front garden.</p>
<p><b>17/10182/ENCU</b>  <b>Date TBC</b></p>	<p><b><u>LAND ADJACENT TO SUTTON COURT FARM, SUTTON LANE, SLOUGH</u></b></p> <p>Appeal against Enforcement Notice alleging: Without planning permission, the material change of use of the land to the storage and parking of motor vehicles in connection with airport parking (a sui generis use) and the erection of an incidental boundary security fence, the erection of a car parking barrier and the laying of hardsurfacing.</p>
<p><b>PL/18/3297/FA</b>  <b>Date TBC</b></p>	<p><b><u>14 WOOBURN GREEN LANE, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE</u></b></p> <p>Appeal against Non-Determination re: Two storey rear, front/side first floor extensions with front porch.</p>

**Appeals Lodged**

**Planning Appeals Lodged**

	<b>Date</b>	<b>Ref</b>	<b>Appellant</b>	<b>Proposal</b>	<b>Site</b>
(a)	31/10/2018	PL/18/2206/FA	Mr G Singh	Outbuilding to enclose swimming pool.	Sherwood House, Tilehouse Lane, Denham
(b)	01/11/2018	17/01239/FUL	Mr Vinay Vyas	Change of use to dog training facilities, outbuilding, fencing and associated works.	Land adjoining Huntercombe Spur, Huntercombe Lane South, Burnham

**Enforcement Appeals Lodged**

	<b>Date</b>	<b>Ref</b>	<b>Appellant</b>	<b>Alleged Breach</b>	<b>Site</b>
(a)	20/10/2018	17/10135/ENB EOP	Mr Manoj Kumar & Ms Sonia Kanda	Without planning permission, the erection of a building on the Land.	High Gables, Rectory Close, Farnham Royal
(b)	25/10/2018	18/10105/ENC U	Kim Cotterill-Butler	Without planning permission, the making of a material change of use of the Land to use for the parking and storage of motor vehicles in connection with airport parking.	Palmers Moor Poultry Farm, Palmers Moor Lane, Iver

**Appeal Decisions**

**Planning Appeal Decisions**

	<b>Date</b>	<b>Ref</b>	<b>Appellant</b>	<b>Proposal</b>	<b>Site</b>	<b>Decision</b>	<b>See key</b>
(a)	07/11/2018	17/02026/FUL	Mr J Furneaux	Construction of detached dwelling with associated vehicular access.	Land rear of 40 and 42 Wattleton Road, Beaconsfield	Appeal Dismissed	D
(b)	13/11/2018	17/00064/FUL	Mr Iqbal	Porch with double storey side and part double storey part single storey rear extension.	14 Wooburn Green Lane Beaconsfield	Appeal Dismissed	CC
(c)	15/11/2018	18/00003/FUL	Mr A Sattar	Single storey rear extension incorporating glazed awnings (Retrospective)	Hawthorns, Bath Road, Taplow	Appeal Dismissed	D
(d)	15/11/2018	18/00366/FUL	Arfan Butt	Detached dwelling comprising 5 apartments	Trenches Farm, Pickford Drive, Wexham	Appeal Dismissed	D
(e)	19/11/2018	18/00897/FUL	Mr & Mrs Gillard	Replacement detached garage with ancillary accommodation in the roofspace.	18 Hamilton Gardens, Burnham	Appeal Allowed	D

Page 78

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

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

<b>Officer Contacts:</b>	<b>Amy King 01895 837283</b> <b>planning.appeals@southbucks.gov.uk</b>
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