



Planning Committee

Wednesday, 6 March 2019 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 - 8*)

To approve the minutes of the Planning Committee held on 6 February 2019.

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

PL/18/3175/FA: 34 Syke Cluan, Iver, Buckinghamshire, SL0 9EH (Pages 9 - 20)

18/00426/FUL: 19 & 21 Bathurst Walk, Iver, Buckinghamshire, SL0 9AS (Pages 21 - 44)

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 45 - 82)

For information

6. Planning Appeals and Schedule of Outstanding Matters (*Pages 83 - 86*)

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, 27 March 2019

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PLANNING COMMITTEE**Meeting - 6 February 2019**

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

All Members attended site visits.

33. MINUTES

The minutes of the Planning Committee held on 9 January 2019 were approved and signed by the Chairman as a correct record.

34. DECLARATIONS OF INTEREST

Councillor J Jordan declared a personal and prejudicial interest in application PL/18/4350/FA as she had in the past socialised with the applicant, and left the room while the application was being considered.

35. 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:

		Decision
Plan Number:	PL/18/2387/FA	P
Applicant:	McCarthy & Stone	

	Retirement Lifestyles Ltd	
Proposal:	Erection of a 1.8m high black vertical bow top fence and 1.8m high black vertical bow top gate at Land Adjacent To, 9 Forge Drive, Farnham Royal, Buckinghamshire.	
<p>Notes:</p> <ul style="list-style-type: none"> • A site visit was undertaken by Members. • There was no public speaking on the application. • The officer proposed an additional condition to ensure that the landscaping scheme would be carried out as proposed by the Applicant. <p>Councillor J Jordan proposed that the application be permitted subject to the conditions and informatives outlined in the Officer's report, as well as the additional condition proposed. Councillor Dr W Matthews seconded the proposal which was then agreed at a vote.</p> <p>RESOLVED</p> <p>that the application be permitted subject to the conditions and informatives outlined in the officer's report, as well as the additional condition proposed by the officer.</p>		
		Decision
Plan Number:	PL/18/4350/FA	P
Applicant:	Quarterhill Homes Ltd & Mr & Mrs Baker	
Proposal:	Redevelopment of the site to provide 8 flats incorporating hardstanding and demolition of existing dwelling at Alborough Lodge, 107 Packhorse Road, Gerrards Cross, Buckinghamshire, SL9 8JD.	
<p>Notes:</p> <ul style="list-style-type: none"> • A site visit was undertaken by Members. • Speaking on behalf of the objectors, Mr Peter Fitzpatrick. • Speaking on behalf of the Applicant, Mr Peter Rutter. • The Committee proposed an additional condition that the second floor windows be obscurely glazed. <p>Councillor T Egleton proposed that the application be permitted subject to the conditions and informatives outlined in the Officer's report, as well as an amendment to the obscure glazing condition to include second floor windows. The proposal was seconded by Councillor D Anthony and agreed at a vote.</p> <p>RESOLVED</p>		

that the application be permitted subject to the conditions and informatives outlined in the officer's report, as well as an amendment to the obscure glazing condition proposed by the Committee.

(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 Planning and Economic Development.

36. PLANNING APPEALS AND SCHEDULE OF OUTSTANDING MATTERS

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

RESOLVED that the report be noted

The meeting terminated at 4.59 pm.

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PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 6th March 2019**Parish:** Iver Parish Council

Reference No:	PL/18/3175/FA
Proposal:	Front porch, single storey side extension, part single/part two storey/part first floor side/rear extension and replacement of roof over existing single storey rear projection, three rear dormers and replacement of first floor window within south flank elevation.
Location:	34 Syke Cluan, Iver, Buckinghamshire, SL0 9EH
Applicant:	Mr J Kand
Agent:	Mr Sunjive Corpaul
Date Valid Appl Recd:	5 September 2018
Recommendation:	Conditional Permission
Case Officer:	Alex Whitehead

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:

This planning application has received 10 objections from individual sources and as such, given the officer recommendation of approval, there is a requirement for the planning application to be determined by the Planning Committee.

Due to the nature of the application and the significant level of local concern 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 comprises of a detached dwellinghouse set within a rectangular plot which located on the eastern side of Syke Cluan within the developed area of Iver and sited within the Colne Valley Park. The Chiltern and South Bucks Townscape Character Assessment describes Syke Ings as having a 'Suburban' Typology, defined by the buildings that line the roads rather than the landscape that surrounds them and are dominated by hard surfaces, often contain smaller plots and a tight urban grain.

THE APPLICATION:

This planning application seeks planning permission for a proposed front porch, single storey side extension, part single/part two storey/part first floor side/rear extension and replacement of roof over existing single storey rear projection, three rear dormers and replacement of first floor window within south flank elevation. An existing single storey garage/store building together with an existing single storey side attached utility/shower room would be demolished to make way for the proposals.

The front porch element of the proposals would be approx. 3m in width, 1m in depth and would have an overall height of approx. of 3.8m with a dual-pitched roof profile design.

The single storey side element of the proposals would be sited to the southern flank of the existing dwellinghouse and would be approx. 1.6m in width, 7.9m in depth and would have a hipped-roof profile design with an eaves height of approx. 2.8m and ridge height of approx. 3.8m.

The side element of the proposed part single/part two storey/part first floor side/rear extension, sited to the northern flank of the existing dwellinghouse, would be approx. 4.2m in width, with depth towards the rear of approx. 15m at single storey level in line with the ground floor rear building line of the existing dwellinghouse and approx. 12.5m at two storey level.

The part two storey/part first floor side/rear element of the proposed extensions would have a hipped-roof profile design with eaves height of approx. 5.3m and ridge height of approx. 7.9m to match the existing dwellinghouse, whilst the single storey rear element of the proposed extensions would have a hipped-roof profile design with an eaves height of approx. 2.5m and ridge height of approx. 3.2m.

The rear elevation of the existing dwellinghouse has a staggered rear building line such that the existing dwellinghouse projects out further to the rear along the south section at both single and two storey levels. As such, the rear element of the proposed part single/part two storey/part first floor side/rear extension would project approx. 7m beyond the rear of the northernmost section of the existing rear building line at single storey level and approx. 4.5m at two storey/first floor level whilst the projection of the first floor rear element beyond the rear of the southernmost section would be approx. 1.3m. The width of the rear elements would span the width of the existing dwellinghouse.

In regards to the replacement roof over the existing single storey rear projection, the existing roof is a flat roof with height of approx. 3.2m and the replacement roof would be a hipped roof in conjunction with the hipped roof profile proposed over the single storey rear element of the proposals.

The proposed extensions would result in the formation of a flat crown roof which would facilitate the introduction of habitable accommodation within the loftspace, albeit no increase in eaves or ridge height of the existing dwellinghouse is proposed.

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The proposed three dormers would sit approx. 0.4m below the ridge of the existing dwellinghouse and would be approx. 1.6m in width, project out beyond the resultant roofslope by approx. 2m in depth and would have gable-end roof profile design with an overall height of approx. 1.6m in height. The replacement first floor window within the south flank elevation would be sited in the same position as existing and shown to serve an en-suite to be created through internal alterations.

The external finish of the proposed extensions is stated to match that of the existing dwellinghouse.

This planning application follows planning application ref: 17/00006/FUL for "Front porch. Two storey side/first floor rear extension. Single storey side extension. Extension to roof incorporating front and rear dormers. Front boundary wall and gates."

This previous planning application was refused for the following reason:

"The proposed extensions, by virtue of their height, scale, bulk and proximity to the flank boundaries of the site would result in an excessively large and cramped form of development, which would constitute an overdevelopment of the site that would adversely affect the character of the area and result in a terracing affect between the resultant dwellinghouse and the neighbouring property of No. 32 Syke Cluan. The proposed extensions would also appear overdominant and overbearing when viewed from this neighbouring property and would result in an undue level of overshadowing to the detriment of the amenities of the occupants of the same. Furthermore, the proposed front boundary treatments, by virtue of their height, scale and design, are considered to be out of keeping with the character of the wider streetscene, resulting in an unacceptable level of enclosure, contrary to the guidance contained within the South Bucks Townscape Character Study for Green Suburban roads. As such, the proposals as a whole are contrary to policies EP3 and H11 of the South Bucks District Local Plan (adopted March 1999)."

For clarity, the main differences under the current planning application proposal are listed below:

- Removal of the front boundary wall and gates. **OFFICER NOTE:** This aspect was incorrectly listed as part of the original description of the current proposal.
- Reduction in overall depth of two storey/first floor rear extension element of the proposed extensions by 2.5m, such that current proposal now comprises a single storey rear extension element to the same depth as the previously proposed rear extensions and includes proposal to replace roof over existing single storey rear projection.
- Reduction in width of part single/part two storey side/rear extension by 0.2m, to increase distance to northern flank boundary with No.32 Syke Cluan to 1m.
- Reduction in width of single storey side extension by 0.6m and change of roof profile design.
- Redesign of front porch.
- Removal of the front dormers. Redesign and moderate enlargement of the three rear dormers.
- Removal of three rooflights sited within flat roof of crown roof extension.
- Reduction of ground floor windows within northern flank of part single/part two storey side/rear extension from 3 to 1.
- Introduction of first floor window within northern flank of part single/part two storey side/rear extension.
- Change to fenestration.
- Change to external finish of the proposed extensions.

The current planning application proposal has been amended three times during the course of the planning application and for clarity, each amendment is explained below:

- Original proposed elevations (Drg No. ASB417 - 03) and proposed floor plan (Drg No. ASB417 -04) superseded and amended by proposed elevations and floor plan (Drg No. KCP/34/2018/A) received 14th December 2018. This amended drawing comprised the following changes: proposed single

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storey side extension introduced to southern flank, redesign of front porch, removal of two front dormers, removal of increase in ridge height, reduction in overall depth of two storey/first floor rear element of the extensions by 0.4m and reduction in width by 0.2m, redesign of roof of proposed single storey rear element of extensions changing from flat roof to hipped roof with increased height of 0.4m, redesign and moderate enlargement of three rear dormers by 0.3m in width, 0.1m in height albeit reduced in depth by 0.3m and fenestration alterations.

- Amended proposed elevations and floor plan (Drg No. KCP/34/2018/A) received 14th December 2018 superseded and amended by proposed elevations and floor plan (Drg No. KCP/34/2018/B) received 30th January 2019. This amended drawing comprised the following changes: proposed rear dormers shown on elevation drawings, these were omitted from previous drawing and correction of fenestration detailing on elevations together with introduction of replacement first floor south flank window. Reduction in overall depth of rear extensions by a further 1.5m, introduction of first floor north flank window within proposed part single/part two storey/part first floor side/rear extension and change to external finish of proposed extensions to match the appearance of existing dwellinghouse.
- Amended proposed elevations and floor plan (Drg No. KCP/34/2018/A) received 30th January 2019 superseded and amended by proposed elevations and floor plan (Drg No. KCP/34/2018/B) received 12th February 2019. This amended drawing comprised the following change: roof line of proposed front porch corrected, as drawn incorrectly on previous drawing.

The description of the current planning application proposal has been altered throughout the course of the planning application, in light of the above amendments received. Neighbouring properties and the Parish Council were notified in respect of the material amendments received above and given the opportunity to provide comments. The description of the current proposal has been further amended since the most recent re-notification/re-consultation letters were sent out, however the latest update to the description of the current proposal did not constitute a material change to the proposal in which to undertake any further re-notification/re-consultation.

RELEVANT PLANNING HISTORY

17/00006/FUL - Front porch. Two storey side/first floor rear extension. Single storey side extension. Extension to roof incorporating front and rear dormers. Front boundary wall and gates. Refused.

03/00007/FUL - Erection of two storey side extension and part single storey/part two storey rear extension. Permitted.

02/01548/FUL - Erection of front porch. Permitted.

02/01325/FUL - Erection of front porch, construction of front boundary wall/gates and new vehicular access/driveway. Refused.

PARISH COUNCIL - Response received 16th October 2018:

"No material change from last [refused] application. The proposed boundary treatment is not shown. Small reduction in ground floor area does not overcome previous objection on grounds of height, scale and bulk, constituting over- development of site and adversely affecting the character of the area. Out of keeping and overshadowing to 32."

PARISH COUNCIL - Response received 7th February 2019:

"Objection - Both set of amended plans, including revision No 4, still resulting in bulky overdevelopment of site. This will still be overbearing for the neighbouring properties."

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REPRESENTATIONS:

35 letters of objections have been received during the course of the planning application, 10 of which are from individual households. The main concerns raised are summarised below:

- Front wall and gates out keeping. (OFFICER NOTE: As identified above, these did not form part of the proposal.)
- Application virtually same as last time, nothing in this proposal overcomes reasons for refusal.
- Design out of keeping, poorly designed.
- Neighbouring properties two storey, this is three storey and will soil appearance of area.
- Overdevelopment, excessively large, dwarf surrounding properties.
- Overbearing, not in keeping with street scene, very intrusive.
- Out of keeping with character of estate, originally built in Mock Tudor style.
- Character of Richings Park estate ruined by excessive oversized properties, devalued architectural integrity of classic 30's style of houses and this application is an example of the worst of these.
- Consideration should be given to development within this small area: rear of 17-19 Syke Cluan, 1-3 St James Walk and 11 St. James Walk.
- Will overlook neighbouring properties, loss of privacy.
- Significantly dominate No.32 Syke Cluan, lose valuable light to side bedroom which only has one window which at present faces the sky and would face a brick wall, loss of light to back of house and patio area. Extension to close to boundary.
- Height will take light from No.32 Syke Cluan.
- Upper elevations to rear will block sunlight reaching No.32 Syke Cluan and obliterate any view from bedroom with a brick wall.
- Overdominant internally and externally.
- Overshadowing, undue harm caused to amenity.
- Loss of greenery.

OFFICER NOTE: Other concerns were raised in respect of a fire which occurred to the host dwellinghouse during the course of the planning application, parking issues (relating to construction works), traffic, restriction of public services (refuse collection), building lorries, foundation implications, noise, dust, dirt, and inconvenience as a result of construction works. Whilst these concerns are acknowledged, these do not constitute material planning considerations and cannot form part of the assessment of this current proposal.

CONSULTATIONS

None sought.

POLICIES

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

South Bucks Core Strategy Development Plan Document - Adopted February 2011

South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011: Saved Policies EP3, EP5, H11, TR5 and TR7

South Bucks District Council Residential Design Guide SPD - Adopted October 2008

Chiltern and South Bucks Townscape Character Assessment (Published November 2017)

EVALUATION:

Principle of development:

1. The application site is located within a built up area where extensions to existing dwellinghouses are acceptable in principle, subject to complying with the relevant policies of the Development Plan.

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Design / Character and appearance:

2. Several objections have been received from both neighbouring residents and the Parish Council highlighting concerns in respect of adverse impact upon the existing character of Syke Cluan and the wider locality. An assessment must be made as to whether the proposals would adversely impact the existing character of the locality and the character and appearance of the existing dwellinghouse to such a degree that would justify a refusal of the scheme on these grounds and whether any such objections could be reasonably sustained by the District Planning Authority.

3. As previously noted, the application site lies within the developed area of Iver where such similar scale extensions as that proposed under this application, are not an uncommon feature and indeed it is noted that several dwellinghouses along Syke Cluan and within the surrounding locality of Richings Park have either been extended or rebuilt entirely to a size and scale similar in nature to that proposed for the host dwellinghouse. Given the size of the plot, it is considered that the proposed extensions to the host dwellinghouse would not result in any significant erosion of openness within the plot and sufficient amenity provision would be maintained. Having regard to their overall design, form and appearance, the proposed extensions are considered to be in keeping with the general character and appearance of the locality.

4. Clearly, the proposals would result in the host dwellinghouse appearing more prominent within the street scene of Syke Cluan. However, whilst the resultant dwellinghouse would be noticeably wider, given the design and scale of other dwellinghouses within the Richings Park area, the resultant dwellinghouse would not be considered to appear any more dominant than other dwellinghouses along Syke Cluan or the wider locality of the Richings Park area. Furthermore, given the external finish of the proposed extensions, which is shown to match the existing host dwellinghouse, it is considered that the proposed extensions would harmonise well with the appearance of the existing dwellinghouse.

5. Whilst there is the presence of single storey elements between the main host dwellinghouse and northern flank boundary with No. 32 Syke Cluan, there exists a separation gap of approx. 5.2m at first floor level between the main host dwellinghouse and the flank boundary with No. 32 Syke Cluan with this widening to approx. 8.1m towards the rear taken from the northern flank wall of the existing part single/part two storey rear projection. The existing dwellinghouse sits approx. 2.5m away from the southern flank boundary with No. 36 Syke Cluan at both single storey and two storey levels. Under the previous proposal (ref: 17/00006/FUL), the resultant dwellinghouse would have been sited just 0.8m away from the boundary with No.32 Syke Cluan and as such was contrary to Policy H11 of the Council's Local Plan which states that two storey extensions or those at or above first floor level should be set at least 1m from the flank boundary of the site with the purpose being to ensure the relative spaciousness of development and in order to prevent over dominant buildings and the 'terracing effect' which would otherwise occur. Under the current proposal, the resultant dwellinghouse would sit 1m away from the boundary with No. 32 Syke Cluan and a minimum of 1m away at single storey level and 2.5m away at first floor level from the boundary with No. 36 Syke Cluan. These separation gaps would therefore be compliant with Local Plan Policy H11 and ensure a satisfactory level of openness and spaciousness between the host dwellinghouse and its respective neighbours either side. Furthermore, it is to be noted that such gaps would be consistent with those present for other dwellinghouses within the locality of Syke Cluan and Richings Park area.

6. Given the gaps between the extended dwelling and neighbouring buildings only limited views would be possible of the additional depth that would result from the extensions. Furthermore, the external appearance of the proposed extension would match the existing dwellinghouse whilst its overall design and form is considered to be sympathetic to the existing character of the host dwellinghouse and wider locality with its overall depth considered to not be too dissimilar to many other dwellinghouses along Syke Cluan and wider locality. It is noted that under the previous proposal (ref: 17/00006/FUL), noted that, whilst not visible within the street scene these elements would contribute to the increased bulk and massing of the resultant property. However, given the reduced overall depth at first floor by approx. 2.5m, with the introduction of smaller scale single storey rear extension and noting the reduction in width of the proposed extensions to the northern flank being stepped away further from the flank boundary, it is considered these concerns have been overcome. In regards to the introduction of rear dormers, these would not be readily

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visible within the street scene and there are other examples of rear dormers of similar size and scale within the locality such that these elements would not be out of keeping.

7. With regards to the resultant flat crown roof profile of the resultant dwellinghouse, it is noted that under the previous proposal (ref: 17/00006/FUL), the case officer did note that, whilst other flat crown roof profiles were apparent within the wider locality of the Richings Park area the level of increased bulk would be overly excessive and detract from the character and amenities of the wider streetscene. However, the current proposal comprises extensions much reduced in overall scale such that the appearance of the roof profile would appear much less bulkier and less dominant and the roof element of the proposal also does not now include the introduction of front dormers, such that the flat crown roof profile would now be considered to be more sympathetic in nature to the street scene character of Syke Cluan and the wider locality of Richings Park.

8. In regards to the front porch and single storey side extension elements of the proposals, no concerns were raised with these aspects under the previous proposal (ref: 17/00006/FUL) and given the fairly modest changes to these aspects under the current proposal, it is not considered there would be any reason to come to a different conclusion.

9. Consequently, having regard to the design, appearance and character of the resultant dwellinghouse, it is not considered that the resultant dwellinghouse would have any detrimental impact upon the character of Syke Cluan and wider locality of the Richings Park area and is therefore considered to be acceptable against policies EP3 and H11 of the Council's Local Plan.

Residential amenity

10. Several objections have been received from both neighbouring residents and the Parish Council along Syke Cluan and surrounding locality highlighting concerns in respect of adverse impact upon existing neighbouring amenity provision particularly in respect of adjacent neighbouring dwellinghouses to the north and south of the application site, No.'s 32 and 36 Syke Cluan. An assessment must be made as to whether the proposals would adversely impact the existing neighbouring amenity for the occupants of these adjacent neighbouring properties and indeed any other neighbouring properties as appropriate, to such a degree that would justify a refusal of the scheme on these grounds and whether any such objections could be reasonably sustained by the District Planning Authority. Given the relationship of the application site with surrounding neighbouring dwellinghouses, it is considered that the neighbouring dwellinghouses most likely to be affected by the proposals are No.'s 32 and 34 Syke Cluan and therefore the proposals impact upon these dwellinghouses will be the subject of this assessment.

11. The resultant host dwellinghouse would project out beyond the main rear building line of No. 32 Syke Cluan to the north by approx. 1.8m at two storey level and approx. 4.3m at single storey level (approx. 1.8m at single storey level taken from the rear wall of the existing single storey store of No.32 Syke Cluan). It would project out beyond the rear building line of No. 36 Syke Cluan to the south by approx. 3.5m at two storey level and with single storey level building line remaining the same as existing. The ground floor window of No. 32 Syke Cluan closest to the mutual boundary with the application site serves a store and would therefore not be classed as a 'habitable room'. Adjacent to the storage room are sliding doors which serve the living room and the proposed extensions would not result in either the 45 or 60 degree light angle rule, in respect of either the proposed single storey/two storey rear elements, being breached in respect of either this neighbouring dwellinghouse or indeed for any primary habitable room windows situated within No.36 Syke Cluan to the south. It is worth noting that even if the store at No.32 Syke Cluan was a 'habitable room', there would be no breach of light angle rules.

12. With particular regards to No. 32 Syke Cluan, the occupant of this neighbouring dwellinghouse has raised significant concerns over the potential impact of the proposals upon their existing amenity provision currently enjoyed. In addition to other points raised as identified within the '*representation*' section of this report, the occupant of No.32 Syke Cluan has specifically outlined concerns over loss of light received into a window within the south facing roofslope which serves a habitable room together with concerns over overshadowing in particular to their patio area and lounge doors. Indeed the adverse impact of the previous

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proposal envisaged under the previous planning application proposal (Ref: 17/00006/FUL) was a predominant factor in the reason for refusal with the case officer noting that the proposal would likely be overbearing, visually obtrusive, overdominant to an unacceptable degree and result in overshadowing.

13. However, the current proposals now comprise a part single/part two storey/part first floor side/rear extension as opposed to a first floor/two storey side/rear extension, thereby reducing its overall scale and form. The first floor/two storey rear element of the current proposals has been reduced in depth by 2.5m from the previous proposal such that this extension would now project a more modest 1.8m at two storey level beyond the main rear building line of No.32 Syke Cluan as opposed to 4.3m. This reduction in depth is considered to significantly reduce the impact upon the amenity currently enjoyed by the occupants of No.32 Syke Cluan that was envisaged under the previous proposal and whilst it is noted that No.32 Syke Cluan is sited to the north such that some form of overshadowing and loss of light may occur, given the significant reduced depth at two storey level and hipped roof profile form of the single storey rear element it is considered that there would still be provision for sufficient light to be received into both the habitable room window within the roofspace, lounge doors and to the patio area which serves the immediate garden area of No.32 Syke Cluan and any potential overshadowing and loss of light caused as a result would not therefore be considered so substantial as to warrant a reason for refusal. Furthermore, the proposed extension has been reduced in width by 0.2m such that there would exist a 1m separation gap as opposed to a 0.8m gap under the previous proposal. Whilst the single storey rear element of the proposals would still project 4.3m beyond the main rear building line of No.32 Syke Cluan (1.8m beyond the rear wall of the single storey store), this is considered to be of a fairly modest height and form such that it would not appear overdominant or result in unacceptable overshadowing.

14. In respect of the flank windows shown within the northern flank of the proposed extensions (facing No. 32 Syke Cluan), the ground floor window would face onto existing boundary treatment and the south facing flank brick wall of No.32's single storey attached garage which sits behind and along the mutual boundary such that no unacceptable overlooking would occur. With regard to the first floor window, this is shown to serve an en-suite and could be subject to a planning condition to require it to be obscurely glazed and non-opening up to 1.7m to mitigate any concerns over loss of privacy. It would also be appropriate to impose a planning condition which prevented the insertion of any further first floor windows or above being inserted within either the north or south facing flank elevations of the proposed extensions.

15. With regards to No.36 Syke Cluan, no concerns were raised under the previous planning application proposal (Ref: 17/00006/FUL) in respect of any adverse impact upon the existing neighbouring amenity provision enjoyed by the occupants of No.36 Syke Cluan to the south, with the case officer noting the relationship between the host dwellinghouse and this neighbour and the separation distance. Given the first floor rear extension adjacent to this southern flank has been reduced by 2.5m it is not considered that there would be any reason to come to a different conclusion this time. In respect of the replacement first floor southern flank window under the current proposal, this is shown to serve an en-suite and could be conditioned to be obscurely glazed. No objections are therefore raised with regards to the proposals resulting in loss of privacy, or appearing as an overdominant, overbearing or visually obtrusive form of development with respect to the amenity of No. 36 Syke Cluan.

16. In respect of the rear windows and dormers within the resultant dwellinghouse, views obtained would primarily be of the application site's rear garden and it is not considered that the proposals would result in an unacceptable degree of overlooking to warrant a refusal in this case.

17. In respect of the front porch, single storey side extension and replacement roof over existing single storey rear projection elements of the proposals, these are considered to be of a fairly modest design, form and height and in regards to their siting in relation to neighbouring dwellinghouses are not considered to give rise over any adverse implications upon existing neighbouring amenity provision presently enjoyed.

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18. Consequently, whilst the concerns raised by the occupants of neighbouring dwellinghouses are noted, for the above reasons, it is not considered that the District Planning Authority could reasonably justify the refusal of the proposal on such grounds. The proposal is therefore considered to be acceptable against policies EP3, EP5 and H11 of the Council's Local Plan.

Parking/Highway Implications:

19. There would be sufficient car parking provision within the application site to serve the resultant dwellinghouse, in line with the Council's Car Parking standards. No objections are therefore raised in respect of Policy TR7 of the South Bucks Local Plan.

Other matters:

20. There is the presence of trees within the application site and the application proposal does not include any details outlining any removal and/or works to existing trees. The application site does not have a Tree Preservation Order in place and it is considered that the proposal would not have any adverse tree/landscaping implications.

Conclusions:

21. In conclusion, I am satisfied that a fair balance would be struck between the interests of the community and the human rights of the individuals in the event of planning permission being granted in this instance.

Working with the applicant:

22. 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.

23. 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.

24. In this case, amended plans were submitted during the course of the application and the resulting development is considered acceptable.

25. 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).

Classification: OFFICIAL

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building. (SM03)

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

3. The first floor window shown in the north facing flank elevation of the extensions hereby permitted shall be fitted and permanently maintained with obscure glass and shall be non-opening unless the parts of the windows which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining property, No. 32 Syke Cluan. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

4. No further windows shall be inserted at or above first floor level in either the north or south facing flank elevations of the extensions hereby permitted.

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.)

5. No windows shall be inserted in either the north or south facing flank elevations of either of the northernmost or southernmost rear dormers hereby permitted.

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.)

6. The replacement first floor window shown in the south facing flank elevation of the existing dwellinghouse hereby permitted, shall be fitted and permanently maintained with obscure glass and shall be non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining property, No. 36 Syke Cluan. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

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

LIST OF APPROVED PLANS

<u>Plan Reference</u>	<u>Date received by District Planning Authority</u>
ASB417 - 01	05.09.2018
ASB417 - 02	05.09.2018
Location Plan	05.09.2018
KCP/34/2018/B	12.02.2019

Classification: OFFICIAL

INFORMATIVE(S)

1. INFORMATIVE: Whilst it would appear from the application that the proposed development is to be entirely within the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over any adjoining property. (SIN06)

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. (SIN35)

.....

6th March 2019

Head of Planning and Economic Development

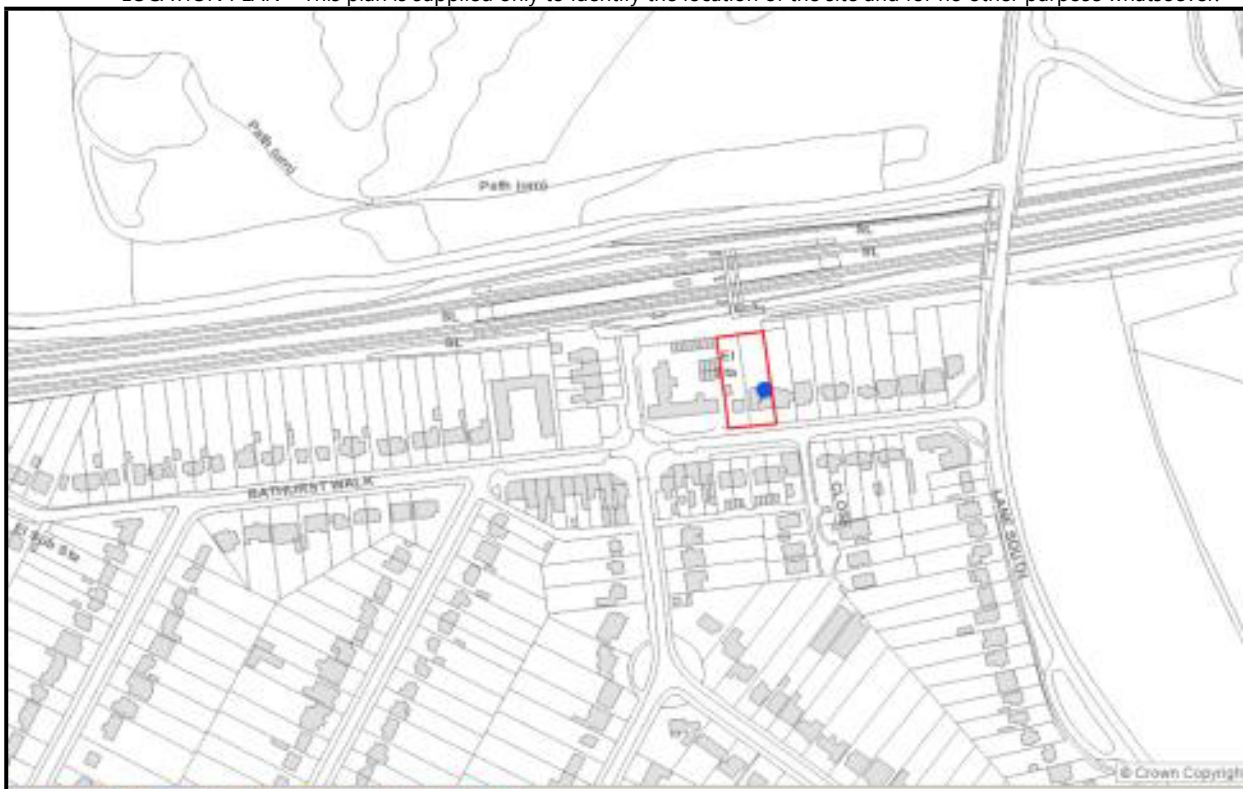
Classification: OFFICIAL

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PART B**South Bucks District Council
Planning Committee****Date of Meeting:** 6th March 2019**Parish:** Iver Parish Council

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

REASON FOR PLANNING COMMITTEE CONSIDERATION:

This application was considered by Members at the Planning Committee meeting of 5th December 2018 where Members resolved to defer and delegate authority to grant planning permission to the Head of Planning and Economic Development subject to the following;

- The requirement for the notification of the application to interested parties in regards to the private road to the rear
- The satisfactory prior completion of a Section 106 planning obligation agreement relating to affordable housing.

The Committee asked Officers to explore whether the affordable housing contribution could be reviewed and a review mechanism included in the s.106 to capture any uplift in sales values.

The application is being referred back to Planning Committee for consideration as the applicant does not deem it appropriate for the Council to incorporate a review mechanism into the Section 106 planning obligation.

Notwithstanding the above, the current application was re-advertised following the changes to the red edge site boundary relating to the rear access road with the appropriate notifications served.

SITE LOCATION:

The application site is 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 was formerly occupied by two detached properties 19 and 21 Bathurst Walk, a bungalow and two storey dwelling respectively which had rear gates serving the access road to the rear.

The application site is adjacent to the south of Iver Station. From December 2019 Iver Station will become a stop on the Elizabeth Line (Cross Rail) which will have direct train services to the City, West End and Canary Wharf.

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 application follows planning permission 17/01562/FUL which was granted for the redevelopment of the site to provide a residential block containing 19 apartments. The former dwellings on site have now been demolished and the implementation of 2017 planning permission has started.

It is proposed to utilise 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.

Apart from the change to the red edge around the application site all other details remain as previously considered by Planning Committee (previous report attached as an appendix).

Classification: OFFICIAL

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. Refuse Permission

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

TOWN / PARISH COUNCIL COMMENTS:

Land now identified as part of the site is not owned by either property. The land cannot be fenced off as access will be required to the railway Station and No 17 Bathurst Walk.

The DAS refers to mixed tenure including social rented housing and shared ownership, but no details as to number of units. Para 5.10 refers to the viability statement that is not available. Iver Parish Council supports provision of social rented accommodation and would expect to see this on this development. The T.V.P comments on security are pertinent in view of current work in Richings Park to provide community ANPR cameras to reduce crime.

Request S106 to support this initiative However I.P.C is concerned that the plot given the land issue could not be fenced off to the rear.

REPRESENTATIONS:

Following the changes to the red edge site outline, no responses were received to the neighbourhood consultation letters, the site notices which were erected adjacent to the application site or the advertisement of the application in the local newspapers.

CONSULTATIONS:

County Highways:

Repeat of previous comments. No objections, subject to conditions.

Crossrail:

The site of this planning application is identified outside the limits of land subject to consultation under the Safeguarding Direction.

The implications of the Crossrail proposals for the application have been considered and I write to inform you that Crossrail Limited do not wish to make any comments on this application as submitted.

Landscaping:

The landscape/ planting proposals shown on drawing number HOW21640 - 11A, of application number 18/00426/FUL - 19 & 21 Bathurst Walk, Iver are acceptable.

Network Rail:

Repeat of previous comments

Sustainable Urban Drainage:

No further comments received at the time of drafting the report

Thames Water (Waste):

No objections

Thames Valley Police:

No objections subject to a secured by design condition (repeat of previous comments)

Environmental Health (Contaminated Land):

No objections subject to conditions

Classification: OFFICIAL

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, CP10, CP11, CP12 and CP13.

Other material considerations:

Interim Guidance on Residential Parking Standards.

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

South Bucks District Council Affordable Housing Supplementary Planning Document (SPD) (Published July 2013).

South Bucks Townscape Character Study (published February 2014)

EVALUATION:

1. Since the planning committee meeting of the 5th December 2018 there has been an amendment to the NPPF (19th February 2019). However, the changes would not materially affect the assessment of this application at the time of the previous Planning Committee. There has been no change to local development plan policies. As such the only issues that need to be addressed in this instance are any representations or consultation responses raising new material planning considerations, new issues raised in relation to the change of the red edge site boundary and the issues surrounding affordable housing.

2. The report presented to the Committee on 5th December 2018 is appended and Members are referred to paragraphs 1 to 38 which deal with the detailed considerations and assessments of the relevant planning policies, constraints, and impacts of the scheme.

3. Local representations and comments received from relevant consultees, including the Parish Council, have been updated in response to the re-advertisement of the application. These are set out above.

Affordable Housing Provision:

4. 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 61 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.

5. Apart from the revision of the NPPF in February 2019 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.

6. Core Policy CP3 recognises that there can be circumstances where an alternative to the provision of affordable housing on-site may be appropriate. Core Policy 3 therefore makes provision for the developer to make a financial contribution as a commuted sum to the Council to enable the affordable housing provision to be made elsewhere.

7. The above approach is in line with the NPPF which states that local authority policies should seek to provide affordable housing on-site, unless off-site provision or a financial contribution can be robustly justified and the agreed approach better contributes to the objective of creating mixed and balanced communities.

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8. As set out in the officer's report to Committee on the 5th December 2018, considering the financial viability information put forward by the applicant and taking into account the previously approved application (without an affordable housing provision) officers accepted the principle of an off-site contribution.

9. Officers note that paragraph 6.15 of the South Bucks District Council Affordable Housing SPD (2013) states that if, following consideration of evidence submitted through a viability assessment, the Council accepts that it is not currently viable to provide 40% affordable housing or an equivalent commuted sum payment, the Council will normally require an overage clause as part of a section 106 agreement. This commits the owner/developer to provide a commuted sum if sales proceeds exceed current expectations. This approach reflects the Core Strategy objective of maximising the amount of new affordable housing.

10. National guidance is very clear, the provision of affordable housing is a key element of the need to create mixed and balanced communities. The requirement for affordable housing is necessary to impose if the need is to be met and a development is to be acceptable, it is directly related to the permitted development and it is fairly related in scale and kind to the development. The policy requirement is thus compliant with Regulation 122 of the CIL Regulations.

11. National guidance, and South Bucks District Council local policies, allow for a reduction in the amount of affordable housing where that is clearly justified in terms of viability. It should be noted that where an affordable housing policy provides for a viability exception, and the absence of the provision of any affordable housing may be "policy compliant", it does not follow that the relief from the requirement to provide any (or the required level of) affordable housing, causes no harm.

12. In South Bucks there is a large need for affordable homes and it is necessary for all sources of supply to contribute towards meeting the need for affordable homes.

13. The Planning Practice Guidance (PPG) on Viability (July 2018) is clear that "where contributions are reduced below the requirements set out in policies to provide flexibility in the early stages of a development, there should be a clear agreement of how policy compliance can be achieved over time. As the potential risk to developers is already accounted for in the assumptions for developer return in viability assessment, realisation of risk does not in itself necessitate further viability assessment or trigger a review mechanism. Review mechanisms are not a tool to protect a return to the developer, but to strengthen local authorities' ability to seek compliance with relevant policies over the lifetime of the project."

14. During the course of the application, and prior to the Committee Meeting of the 5th December 2018, further financial viability reviews were provided by the applicant. These reviews drew out the differences in viability between the current scheme and previously approved scheme on site. On this basis, a sum of £166,000.00 as a reduced affordable housing contribution was negotiated with the applicant.

15. Notwithstanding the above, at the Committee meeting on the 5th December 2018 Members requested that officers explore the option of incorporating a review mechanism into the legal agreement in order to capture any potential uplift in sales figures from the 21 unit development.

16. Initial discussions were held with the applicant with a view to include a review mechanism in the form of an overage clause within the proposed legal agreement. A review mechanism/overage clause was proposed which would have recovered 50% of any increase in the sales value over and above the figures stated in the applicant's viability appraisal. A trigger point was suggested whereby the review would take place before the 11th unit had been sold and occupied. The difference in value would have been based on a review of the sales marketing figures or the actual sales returns for the first ten units; and then based upon the sales rate per square metre this would then have been applied to the whole site. A cap on the contribution would be applied when the full policy compliant contribution of £973,728 was reached.

Classification: OFFICIAL

17. However, the applicant deemed it unreasonable for the Council to impose such a clause into the legal agreement. It has been argued that there would be no planning policy trigger to attach such a review mechanism/overage clause to the permission.

18. As a result of the above, legal advice was sought from Counsel to determine whether the Council would be justified in attaching a review mechanism in the form of an overage clause to this particular site. The outcome of the advice given was that there was nothing to prevent the Council from adopting the principle of an overage clause. A copy of Counsel's advice was shared with the applicant.

19. Notwithstanding the above, the Council has found a contract for sale/long lease has already been entered into in respect of the first 11 units, and their agreed sales figures for the development have now been obtained. The differences between the figures provided in the applicant's viability assessment and the actual figures achieved are set out in the table below:

Applicant's Estimate	Agreed Sales Figure
350,000	274,995
270,000	384,995
270,000	284,995
270,000	249,995
350,000	399,995
270,000	299,995
270,000	304,995
270,000	309,995
270,000	299,995
270,000	302,995
270,000	309,995

20. Based upon these 11 units alone, one can see the applicant's viability assessment said the sales values would be £3,130,000. Whereas the actual sales values amount to £3,422,945. This difference in sales values is £292,945. In the absence of any contrary evidence from the applicant it is believed that this value is largely surplus (i.e. all the build costs, land value and developer profit is already accounted for and minus figures for a stamp duty payback scheme offered to perspective purchasers who are first time buyers). This would suggest that the contribution, based purely on the 11 properties listed above, should be £166,000 plus £292,945. If one applied the similar uplift to all 21 units then the contribution would be much higher.

21. The applicant has not responded to the evidence that their viability assessment does not reflect the actual figures, and has instead asked that the application is considered by planning committee based upon the original offer of £166,000 and no overage clause.

22. The figures provided above would demonstrate that there would be more surplus achievable from the development and therefore officers consider it reasonable for an increased financial contribution to be sought and this would further justify the proposed overage clause to be inserted into a legal agreement.

23. Based on the figures above and assuming there would further surplus from the other units onsite, officers have suggested to the applicant that a contribution could be made to go some way towards bridging the gap between the initial offer of £166,000.00 and a policy compliant scheme of £973,728.00.

24. However, the applicant has declined this and maintains that any further contribution or overage clause would be unreasonable and that the LPA should attach great weight to the fact that the current extant scheme under reference 17/01562/FUL has been approved without the need for any affordable housing provision or contribution. While this is noted, the current scheme is materially different to the current scheme due to the increase in the number of apartments. Furthermore, the recent evidence in terms of current sales figures is considered to warrant a review clause or a more up to date viability assessment.

Classification: OFFICIAL

25. Officers would also note that the National Planning Practice Guidance (NPPG) on viability states that; "the inputs and findings of any viability assessment should be set out in a way that aids clear interpretation and interrogation by decision makers. Reports and findings should clearly state what assumptions have been made about costs and values (including gross development value, benchmark land value including the landowner premium, developer's return and costs). At the decision making stage, any deviation from the figures used in the viability assessment of the plan should be explained and supported by evidence."

26. In light of the legal advice received and based on the agreed sales figures to date, it is considered that the Council would be justified in incorporating a review mechanism into a legal agreement to capture any surplus in uplift or to require an updated viability assessment to further contribute to off-site affordable housing provision or an increased financial contribution.

27. The PPG on Viability (July 2018) also is clear that "the weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and viability evidence underpinning the plan is up to date, any change in site circumstances since the plan was brought into force, and the transparency of assumptions behind evidence submitted as part of the viability assessment."

28. Taking the above into account, the financial contribution that has been put forward by the applicant in lieu of on-site provision is significantly below the amount set by the Council and in light of the evidence of agreed sales figures the contribution rate is considered unacceptable. The amount offered by the applicant is not justified by the viability evidence. In the absence of a legal agreement to secure an appropriate financial contribution toward affordable housing the proposed developed would be contrary to the NPPF in providing mixed and balanced communities and would be contrary to Core Policies CP2 and CP3 of the South Bucks District Council Core Strategy (2011).

29. It is considered that the applicant has two potential avenues to resolve this matter. The applicant could accept the overage mechanism outlined earlier in this report, which would be secured within a S106 Legal Agreement. Alternatively the applicant could redo their viability appraisal using the data which is now in the public domain, and make a financial contribution based upon the current factual position.

Parking, Access and Highways:

30. As highlighted previously the red edge of the site plan was amended to incorporate the rear access road which joins Wellesley Avenue. The above amendment was in response to legal advice obtained by the Council prior to the Planning Committee meeting on 5th December 2018.

31. As part of the above requirements, the applicant was required to serve the relevant notices and the application was re-advertised accordingly.

32. In terms of the access, no new issues have resulted in response, the consultations with both Network Rail and County Highways resulting in them re-iterating their comments as per the previous report presented to Committee on the 5th December 2018.

33. As such, 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:

34. The issues raised by Iver Parish Council are noted. However, there are no proposals to fence in the access to the rear of the application site, adjacent to Iver railway station. All matters in relation to affordable housing are addressed in the report above.

Classification: OFFICIAL

Working with the applicant

35. 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.

36. 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 not considered acceptable.

Conclusions:

37. 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 refused in this instance.

38. The following recommendation is made having regard to the above and also to the content of the Human Rights Act 1998 and the Equality Act 2010.

RECOMMENDATION:

Refuse permission

For the following reason:-

1. The NPPF supports the need for affordable housing to promote mixed and balanced communities. South Bucks District Council seeks to secure at least 40% of a development of this size to be provided in the form of units of affordable accommodation, unless it is clearly demonstrated that this is not economically viable. National and local policies require reduced rates of affordable housing based on financial viability to be clearly and robustly demonstrated. The financial contribution that has been put forward by the applicant in lieu of on-site provision is significantly below the amount which would be viable for the applicant to provide based upon the evidence of agreed sales figures. Based upon the need to create mixed and balanced communities, and the need for affordable homes, it is clear that this level of financial contribution will result in harm and the level of contribution has not been robustly justified. In the absence of a suitable legal agreement to secure an appropriate affordable housing contribution, the proposal would be contrary to the aims of section 5 of the NPPF, Core Policy 3 of the South Bucks District Local Development Framework Core Strategy (adopted February 2011) and the South Bucks District Affordable Housing SPD (adopted July 2013).

.....

6th March 2019

Head of Planning and Economic Development

Classification: OFFICIAL

APPENDIX –18/00426/FUL – ORIGINAL REPORT OF 5TH DECEMBER 2018 PLANNING COMMITTEE**PART A****South Bucks District Council
Planning Committee****Date of Meeting:** 5th December 2018**Parish:** Iver Parish Council

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

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 be 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 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

Classification: OFFICIAL

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

Classification: OFFICIAL

Classification: OFFICIAL

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

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smaller units within the District and result in the loss of two larger single occupancy dwellings. Therefore, the 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.

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Officers consider the removal of this element to be an improvement on the previous scheme and would result in a more cohesive design.

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

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District Council will have regard to the potential impact on safety, congestion and the environment. The amenities of nearby properties will also be considered.

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.

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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.

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,

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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)

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.

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

This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

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

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

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.)

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- 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:**
- **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

<u>Plan Reference</u>	<u>Date received by District Planning Authority</u>
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

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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. (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

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.'

END OF APPENDIX

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

**PART D
PLANNING COMMITTEE 6TH MARCH 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3095/FA	Beaconsfield Town Council	Inland Homes PLC C/o Mr Ian Gillespie	Defence School Of Languages Area Of Car Parking Wilton Park Gorell Road Beaconsfield Buckinghamshire HP9 2RP	Continued use of the car parking area for a period of two years. (Retrospective)	Conditional Permission	28.01.19
PL/18/3096/FA	Beaconsfield Town Council	Inland Homes PLC C/o Mr Ian Gillespie	Defence School Of Languages Walled Garden Area Off Gorell Road Wilton Park Gorell Road Beaconsfield Buckinghamshire HP9 2RP	Storage of temporary accommodation units. (Retrospective)	Conditional Permission	28.01.19
PL/18/3411/NM A	Beaconsfield Town Council	Mr Peter Warran C/o Mr Chetan Hirani	Land at 36 and 38 The Spinney Beaconsfield Buckinghamshire HP9 1SB	Non material amendment to planning application 18/00796/FUL (Erection of two detached houses with integral garages and a new vehicular access)	Accepted	08.02.19

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PL/18/3494/FA	Beaconsfield Town Council	The Bill Brown 1989 Charitable Trust C/o Miss Melissa Balk	London End House 51 London End Beaconsfield Buckinghamshire HP9 2HW	Change of use from use class B1(a) to use class D1 (Retrospective)	Conditional Permission	14.02.19
PL/18/3500/EU	Beaconsfield Town Council	Mr Robb Garlick	Windrush 6 South Drive Beaconsfield Buckinghamshire HP9 1XB	Application for certificate of lawfulness for existing: permit paying guests to remain, not more than 14 nights up to 5 guests.	Cert of Law - existing use - granted	15.02.19
PL/18/3556/HB	Beaconsfield Town Council	Mr Norman Dossett	39 Wycombe End Beaconsfield Buckinghamshire HP9 1LZ	Listed building application for replacement of windows.	Conditional consent	06.02.19
PL/18/3854/HB	Beaconsfield Town Council	Mr Norman Dossett	39 Wycombe End Beaconsfield Buckinghamshire HP9 1LZ	Construction of fire barrier in roof void and support of purlins in roof.	Conditional consent	25.01.19
PL/18/3987/FA	Beaconsfield Town Council	Mr & Mrs Mill C/o Mr Simon Day	125 Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1BW	Erection of garage, front porch and bay window, alterations to roof and external works to landscaping.	Conditional Permission	05.02.19

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PL/18/3990/FA	Beaconsfield Town Council	Mr Till	Stanton 6A Sandels Way Beaconsfield Buckinghamshire HP9 2AB	Demolition of existing bungalow and erection of replacement dwelling.	Conditional Permission	20.02.19
PL/18/3999/FA	Beaconsfield Town Council	Mr Gavin Sugden	35 Malthouse Square Beaconsfield Buckinghamshire HP9 2LE	Construction of outbuilding following the demolition of existing sheds.	Conditional Permission	04.02.19
PL/18/4088/FA	Beaconsfield Town Council	Mr & Mrs Owen C/o Mrs Susanne Hardvendel	Bluebell Cottage 9 Candlemas Lane Beaconsfield Buckinghamshire HP9 1AF	Two storey side and rear extensions	Conditional Permission	11.02.19
PL/18/4152/FA	Beaconsfield Town Council	Mrs Frederique Tewes C/o Mr Bob Berry	Lothlorien 3 Ledborough Wood Beaconsfield Buckinghamshire HP9 2DJ	Installation of three air-source heat pump units in timber housing.	Conditional Permission	25.01.19

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PL/18/4370/TP	Beaconsfield Town Council	Mr Gareth Buchanan C/o Mr Ross Bedford	78 Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1DT	T1 Oak - Crown Prune Canopy Spread by up to 1m. (SBDC TPO 10, 1999).	Trees Allowed In Part	28.01.19
PL/18/4376/TP	Beaconsfield Town Council	Mr P Warren C/o Mr Glen Harding	Beechmont 59 Gregories Road Beaconsfield Buckinghamshire HP9 1HL	T7 Beech - Reduce Height from 26m to 21m and Reduce Remainder of Crown to Balance, G8 (3 x London Planes and 1 x Beech) - Reduce Height/Spread of Beech to match T7, Crown Reduce Planes to previous Reduction Points, and Remove 2 x Cherry and 1 x Holly. (SBDC TPO 15, 1995).	Refuse Permission	28.01.19
PL/18/4395/VR C	Beaconsfield Town Council	Mr Amir Naghsh C/o Mr Alex Bean	96 Gregories Road Beaconsfield Buckinghamshire HP9 1HL	Variation of condition 2 of planning permission 17/01401/FUL (Replacement detached building comprising 6 apartments with basement parking) to allow amendments to design	Withdrawn	15.02.19
PL/18/4455/TP	Beaconsfield Town Council	Mr Andrew Dalmahoy	24 Stratton Road Beaconsfield Buckinghamshire HP9 1HS	(T1)Beech - 25% Crown Thinning and Crown Lift up to 3.5 metres. (SBDC TPO 14, 1995).	Conditional Permission	28.01.19
PL/18/4464/FA	Beaconsfield Town Council	Mrs C Barton C/o Mr Jonathan Stackhouse	12 Brownswood Road Beaconsfield Buckinghamshire HP9 2NU	Erection of rear orangery. Demolition of existing rear extension.	Conditional Permission	07.02.19

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PL/18/4480/TP	Beaconsfield Town Council	Mr Dewey C/o Mr Christian Terndrup	36 Gregories Road Beaconsfield Buckinghamshire HP9 1HQ	T1 Oak -Pollard.	Refuse Permission	28.01.19
PL/18/4499/SA	Beaconsfield Town Council	Mr & Mrs Price C/o Miss Anj Johnson	4 Grosvenor Villas Wycombe End Beaconsfield Buckinghamshire HP9 1LY	Application for certificate of lawfulness for proposed : Construction of a porch.	Withdrawn	13.02.19
PL/18/4527/TP	Beaconsfield Town Council	Mrs Beevor C/o Mr Paul Morris	14 Seeleys Road Beaconsfield Buckinghamshire HP9 1BY	T1 Oak - Prune back lower branch to fence line.	Conditional Permission	28.01.19
PL/18/4552/TP	Beaconsfield Town Council	Mr Ratcliffe C/o Mr Andrea Nias	82 Ledborough Lane Beaconsfield Buckinghamshire HP9 2DG	Beech (T1-T4 & T18) - Fell, Cherry (T16) - Fell, Douglas Fir (T19) - Fell, Beech (T15) - 2 to 3m Crown Reduction, Beech (T5 & T8) - 3 to 4m Crown Reduction, Beech (T14) 4 to 5m Crown Reduction. (Tree Preservation Order)	Conditional Permission	06.02.19
PL/18/4580/TP	Beaconsfield Town Council	Mr S Maynard C/o Mr Mathew Samways	Chesterton Manor 119 Station Road Beaconsfield Buckinghamshire	T1-T4 Limes - Reduce Crown Spread over garden by 3-4 meters, 15% Crown Thinning, Raise Lower Branches by 5.5-6.5 metres from ground level. (TPO/SBD/0630).	Conditional Permission	06.02.19

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PL/18/4581/FA	Beaconsfield Town Council	Mr Paul Gill C/o Richard Harrington	21 Seeleys Road Beaconsfield Buckinghamshire HP9 1SZ	Demolition of existing house and erection of 2 detached houses.	Withdrawn	28.01.19
PL/18/4634/RM	Beaconsfield Town Council	Hutchinson, EE Ltd & ESN C/o Mr Damian Hosker	Junction Of Holtspur Top Lane Land at Riding Farm Riding Farm Holtspur Top Lane Beaconsfield HP9 1BS	Proposed 20 metre High Phase 5 Monopole on new Root Foundation and associated works	Objections	30.01.19
PL/18/4692/AV	Beaconsfield Town Council	Oakman Inns and Restaurants Limited C/o Mr Gavin Cooper	15A Penn Road Beaconsfield Buckinghamshire HP9 2PN	Installation of two externally illuminated fascia signs, an internally illuminated projecting sign and an internally illuminated menu box.	Conditional consent	11.02.19
PL/18/4693/FA	Beaconsfield Town Council	Mr & Mrs Boyd & Morris C/o Ms Anj Johnson	9 Copperfields Beaconsfield Buckinghamshire HP9 2NS	Single storey rear and first floor side extensions. Demolition of existing conservatory.	Conditional Permission	06.02.19
PL/18/4697/TP	Beaconsfield Town Council	Mr T O'Dell C/o Mr Mathew Samways	Kersland 36 Caledon Road Beaconsfield Buckinghamshire HP9 2BX	T1 Oak - Branch Clearance from House by 2-3 metres. (SBDC TPO 6, 1987)	Conditional Permission	20.02.19

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PL/18/4709/VR C	Beaconsfield Town Council	Mr Harvey C/o Mr Nick Corder	3 Owlsears Close Beaconsfield Buckinghamshire HP9 1SS	Variation of condition 2 of planning application 13/01460/FUL (redevelopment of site to create two detached dwellinghouses, landscaping and hardstanding.)	Withdrawn	24.01.19
PL/18/4717/FA	Beaconsfield Town Council	Mr Tristan Ramus C/o Mr Oliver Trice	12 Beechwood Road Beaconsfield Buckinghamshire HP9 1HP	First floor side extension, single storey front extension linking house to garage and extended garage roof including two front dormers.	Conditional Permission	07.02.19
PL/18/4744/FA	Beaconsfield Town Council	Mr & Mrs Crawley C/o Mr Jonathan Presland	2 Rockingham Place Beaconsfield Buckinghamshire HP9 2ET	Erection of single storey rear extension following demolition of conservatory	Conditional Permission	07.02.19
PL/18/4753/FA	Beaconsfield Town Council	Mr & Mrs Jones C/o Mr Stephen Green	5 Chiltern Hills Road Beaconsfield Buckinghamshire HP9 1PJ	Two storey front extension, replacement single storey rear extension, first floor infill extension and associated roof alterations, rear dormer, front rooflight, insertion of side door, replacement doors and windows, replacement of pebbledash with smooth render on external walls and landscaping works.	Conditional Permission	11.02.19
PL/18/4763/FA	Beaconsfield Town Council	Mr Simon Middleton C/o Carrie Peck	7 Fernhurst Close Beaconsfield Buckinghamshire HP9 1AN	Single storey porch extension	Conditional Permission	11.02.19

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PL/18/4822/FA	Beaconsfield Town Council	Mr & Mrs Finn O'Connor C/o Mr Jonathan Heighway	3 Caledon Close Beaconsfield Buckinghamshire HP9 2DA	Single storey side and rear extensions, first floor rear extension and new front porch with gable roof.	Conditional Permission	15.02.19
PL/18/4850/SA	Beaconsfield Town Council	Mr & Mrs A Duncalf C/o Mr John Parry	35 Redwood Place Beaconsfield Buckinghamshire HP9 1RP	Application for a Certificate of Lawfulness for proposed: Single storey rear extension	Cert of law for proposed dev/use refused	20.02.19
PL/18/4858/SA	Beaconsfield Town Council	Mr S Dad C/o Mr Michael Reed	4 Waller Road Beaconsfield Buckinghamshire HP9 2HE	Part single, part two storey rear extension, single storey side extension, rear dormer and front porch	Withdrawn	13.02.19
PL/18/4888/SA	Beaconsfield Town Council	Mr F Iqbal	14 Wooburn Green Lane Holtspur Beaconsfield Buckinghamshire HP9 1XE	Certificate of Lawfulness for proposed implementation of 2 extant planning permissions (17/01570/FUL and 18/2906/FA).	Cert of law for proposed dev/use refused	18.02.19

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17/02378/LBC	Burnham Parish Council	Mr & Mrs Fowler C/o Mr Neil Oakley	Littleworth House Common Lane Littleworth Common Burnham Buckinghamshire SL1 8PP	Application for Listed Building Consent for the demolition of the existing breakfast room, conservatory and garage and the construction of a part single/two storey infill extension to the centre of the house incorporating front and rear dormers.	Conditional consent	07.02.19
PL/18/2884/FA	Burnham Parish Council	Mr Singh Bhullar C/o Mr Peter Alan	Thomas Cook Ltd 49 High Street Burnham Buckinghamshire SL1 7JY	Change of Use from A1 to mixed use A1/D1	Conditional Permission	31.01.19
PL/18/3397/FA	Burnham Parish Council	Mr Alex Roberston C/o Mr Martin Harradine	Burnham Beeches Hotel Grove Road Burnham Buckinghamshire SL1 8DP	Single storey infill to front, basement extensions, alteration to outdoor terrace/ entrance driveway/ carpark and landscaping following demolition of existing link building.	Conditional Permission	08.02.19
PL/18/3398/HB	Burnham Parish Council	Mr Alex Roberston C/o Martin Harradine	Burnham Beeches Hotel Grove Road Burnham Buckinghamshire SL1 8DP	Listed building application for single storey infill to front, basement extensions, alteration to outdoor terrace/ entrance driveway/ carpark and landscaping following demolition of existing link building.	Conditional consent	08.02.19

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PL/18/3555/FA	Burnham Parish Council	Mr & Mrs Venters C/o Mr Mark Hall	21 Wethered Drive Burnham Buckinghamshire SL1 7NG	Erection of two semi-detached houses, garage incorporating access & parking, demolition of existing garage.	Conditional Permission	30.01.19
PL/18/4322/FA	Burnham Parish Council	Mr John Murray C/o Mr John Quartermaine	4 Shoreham Rise Burnham Buckinghamshire SL2 2LG	Single storey rear extension and internal alterations. Conversion of garage to habitable accommodation. Demolition of conservatory.	Conditional Permission	11.02.19
PL/18/4364/FA	Burnham Parish Council	Mr Dennis Ash C/o Mr Paul Davey	65 Nursery Road Burnham Buckinghamshire SL6 0JX	Single storey side extension following demolition of conservatory	Conditional Permission	30.01.19
PL/18/4384/VR C	Burnham Parish Council	Mrs Hunter C/o Mr Graham Eades	Unit 4 58 Britwell Road Burnham Buckinghamshire	Variation of condition 2 of planning permission 18/00437/FUL (Change of Use to Dog Day care Facility (sui generis), retention of ancillary buildings and creation of access drive, construction of fencing and relocation of existing field gate and associated tree planting) to allow submission of amended site plan	Conditional Permission	05.02.19

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PL/18/4474/FA	Burnham Parish Council	Mr Sutvinder Sahans C/o Robert Hillier	Land To Rear Of 19 - 21 Barrs Road Burnham Buckinghamshire SL6 0LE	Erection of a pair of semi-detached dwellings and detached garages, car parking and associated driveway extension.	Conditional Permission	31.01.19
PL/18/4568/PNO	Burnham Parish Council	Mr Malkit Purewal C/o Mr Sam Dodd	TCMA Ltd Beechwood Court 5 Gore Road Burnham Buckinghamshire SL1 8AA	Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of Use from office (Use Class B1(a)) to five residential units (Use Class C3)	Prior Approval Given	24.01.19
PL/18/4600/FA	Burnham Parish Council	Mrs Owen C/o Mr Charles Phu	699 Bath Road Burnham Buckinghamshire SL6 0PB	Two storey front extension, single storey rear extension, rear dormer structure, raising of roof level and insertion of five side rooflights	Conditional Permission	29.01.19
PL/18/4655/FA	Burnham Parish Council	Mr & Mrs Loyd Dennison	Land at 23 Burlington Road Burnham Buckinghamshire SL1 7BQ	Erection of dwelling within curtilage of existing dwelling following demolition of garage	Refuse Permission	15.02.19

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PL/18/4656/FA	Burnham Parish Council	Mr A Wharton C/o Mr Jason O'Donnell	Mulberry House 2D Kimbers Drive Burnham Buckinghamshire SL1 8JE	Conversion of garage into habitable accommodation. (Retrospective)	Conditional Permission	11.02.19
PL/18/4681/TP	Burnham Parish Council	Mrs K Daily	Adjacent To Hulcott Lodge 24 Hogfair Lane Burnham Buckinghamshire SL1 8BS	(T4) Maple - 20% pollard. (SBDC TPO No 8, 1998).	Refuse Permission	20.02.19
PL/18/4689/FA	Burnham Parish Council	Mrs Hunter C/o Mr Graham Eades	Land at 58 Britwell Road Burnham Buckinghamshire	Construction of fence, relocation of gate, vehicle access and associated landscaping.	Conditional Permission	05.02.19
PL/18/4743/FA	Burnham Parish Council	Ms Dee Kaur C/o Mr Saud Ahmad	Copper Dell 17A Green Lane Burnham Buckinghamshire SL1 8DZ	First floor side extension incorporating front and rear dormers	Conditional Permission	11.02.19

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PL/18/4847/FA	Burnham Parish Council	Majaya C/o Mr Bashir Khwaja	27 Lent Rise Road Burnham Buckinghamshire SL6 0JP	Single storey side extension and single storey front infill extension.	Conditional Permission	18.02.19
PL/18/4855/PNE	Burnham Parish Council	Mr & Mrs Mandeep Birdi C/o Mr Ravi Handa	584 Bath Road Burnham Buckinghamshire SL6 0PE	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 6.000M, MH 3.048M, EH 2.930M)	Withdrawn	04.02.19
PL/18/3049/FA	Denham Parish Council	Mr Hemstock C/o Mr David Webb	37 Penn Drive Denham Green Buckinghamshire UB9 5JP	Single storey side/rear extension and hip to gable roof extensions incorporating increase in ridge height, front dormers and rear rooflights.	Conditional Permission	08.02.19
PL/18/3642/FA	Denham Parish Council	Mr Chind	24-26 Oxford Road New Denham Denham Buckinghamshire UB9 4DQ	Change of use to take away (Use Class A5) with installation of ventilation equipment	Conditional Permission	13.02.19
PL/18/4087/FA	Denham Parish Council	Mr Mark Brittain	6 Ash Green New Denham Buckinghamshire UB9 4EJ	First floor infill to rear extension.	Conditional Permission	28.01.19

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PL/18/4445/FA	Denham Parish Council	Mrs Amarjit Bains C/o Mr Edward Seaman	11 Ash Green New Denham Buckinghamshire UB9 4EJ	Single storey rear, Two storey side/rear extension incorporating dormer window to front elevation	Conditional Permission	30.01.19
PL/18/4489/FA	Denham Parish Council	Mr & Mrs Mark Saggs C/o Mr Patrick Smith	43 Knighton Way Lane New Denham Buckinghamshire UB9 4EQ	Single storey rear extension incorporating roof lantern and front porch.	Conditional Permission	07.02.19
PL/18/4492/TP	Denham Parish Council	Message C/o Mrs Kirstie Harvey	Land On North Side Of Denham Green Lane and To Rear Of Edinburgh Gate Denham Garden Village Denham Buckinghamshire	Re-pollard of Eighteen Lime trees to previous pollard points by removing approximately 2m re-growth.	Conditional Permission	28.01.19
PL/18/4493/SA	Denham Parish Council	Mr Ian Chilcott C/o Mr Kevin D'Austin	Southerndown Bakers Wood Denham Buckinghamshire UB9 4LG	Application for a Certificate of lawfulness for proposed: Loft conversion into habitable accommodation incorporating rear dormer and front, side and rear rooflights.	Cert of law proposed dev or use issued	14.02.19

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PL/18/4504/FA	Denham Parish Council	Ms Russell C/o Mike O'Farrell	28 Skylark Road Denham Buckinghamshire UB9 4HS	Replacement single storey rear extension.	Conditional Permission	31.01.19
PL/18/4521/SA	Denham Parish Council	Mr & Mrs Hood C/o Mr S Dodd	51 Savay Close Denham Buckinghamshire UB9 5NQ	Certificate of Lawfulness for proposed : vehicular access and driveway	Cert of law proposed dev or use issued	24.01.19
PL/18/4565/FA	Denham Parish Council	Mr Gaurav Singh C/o Mr Armo Akanesyans	Sherwood House Tilehouse Lane Denham Buckinghamshire UB9 5DE	Outbuilding to enclose swimming pool.	Conditional Permission	19.02.19
PL/18/4607/SA	Denham Parish Council	Mr Gaurav Singh C/o Mr Armo Akanesyans	Sherwood House Tilehouse Lane Denham Buckinghamshire UB9 5DE	Application for certificate of lawfulness for proposed: Construction of outbuilding to serve swimming pool enclosure.	Cert of law proposed dev or use issued	30.01.19
PL/18/4650/FA	Denham Parish Council	Mr Warren	Bluebell Corner 9 Doggetts Farm Road Denham Buckinghamshire UB9 5EH	Single storey rear extension.	Conditional Permission	04.02.19

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PL/18/4783/FA	Denham Parish Council	Ms Mair Henton C/o Mr James Rush	34 Priory Close Denham Buckinghamshire UB9 5AT	Single storey rear extension	Conditional Permission	13.02.19
PL/18/4787/FA	Denham Parish Council	Mr David Wilson C/o Mr David Webb	Windrush Tilehouse Lane Denham Buckinghamshire UB9 5DA	Loft conversion and erection of front porch.	Conditional Permission	13.02.19
PL/18/4811/BC C	Denham Parish Council	Ms Catherine Kelham	The Lea Quarry Denham Court Drive Denham Buckinghamshire UB9 5PG	Variation of conditions 1,2,41,43 attached to Buckinghamshire County Council Permission 13/00005/CC to allow revision of restoration scheme and extension of completion date to 31.12.19 due to difficulties in the long term establishment of current restoration scheme planting	No Objections	14.02.19
PL/18/4716/FA	Dorney Parish Council	Mr & Mrs Williamson C/o Mr S Dodd	14 Harcourt Road Dorney Reach Buckinghamshire SL6 0DU	Single storey rear extension changes to rear fenestration.	Conditional Permission	07.02.19

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PL/18/4760/FA	Dorney Parish Council	Mr & Mrs William Groom C/o Mr John Andrews	Land North Of 1 Glebe Close Dorney Reach Buckinghamshire SL6 0DL	Application for a temporary period of four years for : 6 indoor primate enclosures, 6 outdoor primate enclosures, a stable block and hardstanding for use by 2 static caravans (residential use). Provision of access road.	Conditional Permission	07.02.19
PL/18/4834/KA	Dorney Parish Council	Mrs French C/o Mr Knight	The Bungalow Boveney Court Boveney Road Dorney Buckinghamshire SL4 6QD	T1 3x Maples - 2 metre Crown Lift up to 9 metres from ground level, T2 Ash -2 metre Crown Lift up to 4 metres from ground level, T3 Cypress Hedge - Reduce 5 x Limbs on either side by 2 metres. (Boveney Conservation Area).	TPO shall not be made	28.01.19
PL/18/2387/FA	Farnham Royal Parish Council	McCarthy & Stone C/o Mrs Kim Rickards	Land Adjacent To 9 Forge Drive Farnham Royal Buckinghamshire	Erection of a 1.8m high black vertical bow top fence and 1.8m high black vertical bow top gate.	Conditional Permission	07.02.19
PL/18/3940/FA	Farnham Royal Parish Council	Mr Liam Foley C/o Mr Liam Foley	5 Romsey Drive Farnham Common Buckinghamshire SL2 3RE	Rear ground and first floor infill extension. Garage extension including dormers within the roof space and side infill extension. Additional three front and one rear dormer windows. Changes to rear fenestration.	Conditional Permission	28.01.19

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PL/18/4057/FA	Farnham Royal Parish Council	Mr John Mathews	Redwood Cages Wood Drive Farnham Common Buckinghamshire SL2 3JZ	Single storey rear, first floor side extension and conversion of conservatory to a single storey side extension. Replacement roof structure, loft conversion and changes to fenestration.	Conditional Permission	04.02.19
PL/18/4375/TP	Farnham Royal Parish Council	McKay Mr Simon C/o Whorwood	Brambles Templewood Lane Farnham Common Buckinghamshire SL2 3HF	T1 Oak - Reduction of Overhanging branches by 1-2 metres. (SBDC TPO 28, 2002).	Conditional Permission	28.01.19
PL/18/4481/TP	Farnham Royal Parish Council	Mr Miller C/o Miss Helen Taylor	Land at The Centre Car Park Victoria Road Farnham Common Buckinghamshire	T1 Hornbeam - Raise crown to statutory heights and prune to provide 1m clearance from lamppost.	Conditional Permission	25.01.19
PL/18/4529/VR C	Farnham Royal Parish Council	Mr Shiv Samara C/o Mr Gurdev Benipal	Samara Woods 9 Foxhollow Drive Farnham Common Buckinghamshire SL2 3HB	Variation of condition 2 of planning permission 17/00196/FUL (Two storey side / front extension and a front elevation dormer) to allow amended design	Conditional Permission	29.01.19

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PL/18/4558/TP	Farnham Royal Parish Council	Mr David Ashton C/o Mr Simon Hawkins	2 Romsey Drive Farnham Common Buckinghamshire SL2 3RE	T1 London Plane - Fell. (Tree Preservation Order)	Conditional Permission	28.01.19
PL/18/4573/PNO	Farnham Royal Parish Council	Mr Brian Hamilton C/o Mr Mark Hall	Ashley House 1-4 The Broadway Beaconsfield Road Farnham Common Buckinghamshire SL2 3PQ	Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use from office (Use Class B1(a)) to five residential units (Use Class C3).	Prior Approval Refused	31.01.19
PL/18/4635/SA	Farnham Royal Parish Council	Mr & Mrs Clancy C/o Miss Ellen Gadsden	The Bungalow Parsonage Lane Farnham Royal Buckinghamshire SL2 3PD	Application for a Certificate of Lawfulness for proposed: Changes to roof to allow for additional habitable space.	Cert of law proposed dev or use issued	31.01.19
PL/18/4661/SA	Farnham Royal Parish Council	Mrs Simons C/o Mr Sam Rodger	Abbots Mead Crown Lane Farnham Royal Buckinghamshire SL2 3SF	Application for a Certificates of Lawfulness for proposed: Single storey side/rear extension.	Cert of law proposed dev or use issued	30.01.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/4765/FA	Farnham Royal Parish Council	Mr Karun Sharma C/o Mr Eren Munir	12 Linden Drive Farnham Royal Buckinghamshire SL2 3DA	First floor side extension, two storey side extension, part single storey, part two storey rear extension, roof alternation, front canopy, front and rear dormers.	Conditional Permission	18.02.19
18/00707/FUL	Fulmer Parish Council	Mr & Mrs Rooney C/o Mr S Dodd	Pitch 1 Aldbourn Cottage Fulmer Lane Fulmer Buckinghamshire SL9 7BL	Conversion of existing outbuilding into a residential annexe ancillary to Alderbourn Cottage including removal of front infill extension, canopy, brick plinth and render	Refuse Permission	15.02.19
PL/18/3535/EU	Fulmer Parish Council	Mr & Mrs Mule C/o Mr David Lomas	Land West Side Of Hawkwood Lane Fulmer Buckinghamshire	Application for Certificate of lawfulness for existing operational development for: erection of a permanent log cabin for residential use.	Certificate of Lawful Development Oper	14.02.19
PL/18/4682/FA	Fulmer Parish Council	Mr A Jassim C/o Mr Rafik Otmani	Fulmer Park Cherry Tree Lane Fulmer Buckinghamshire SL3 6JE	Single storey rear extension to basement and single storey rear extension.	Conditional Permission	07.02.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/4829/KA	Fulmer Parish Council	Mrs Cathy Hunt C/o Mr Paul Morris	April Cottage Aldbourn Lane Fulmer Buckinghamshire SL3 6JB	G1 - Ash x 2 - Prune back overhanging to boundary. (Conservation Area Fulmer)	TPO shall not be made	06.02.19
17/02356/NMA	Gerrards Cross Town Council	Mr Peter Egger	Pinecote 8 Marsham Way Gerrards Cross Buckinghamshire SL9 8AD	Non-Material Amendment to Planning Permission 17/00758/FUL to extend the approved single storey rear extension by 350mm, substitute the window to rear extension with french doors.	Accepted	25.01.19
18/00629/NMA	Gerrards Cross Town Council	Mr Martin C/o Mrs Angelika Worthington	Latchmoor End 61 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7RB	Application for non-material amendment to planning permission reference 17/01641/FUL for moving south east wall.	Accepted	29.01.19
18/00630/NMA	Gerrards Cross Town Council	Mr Martin C/o Mrs Angelika Worthington	Latchmoor End 61 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7RB	Application for non-material amendment to planning permission reference 17/01641/FUL for removal of chimney.	Accepted	29.01.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/2572/FA	Gerrards Cross Town Council	Mrs Saunders C/o Mr A Browne	St Huberts House St Huberts Lane Gerrards Cross Buckinghamshire SL9 7BP	Construction of 2 nos single storey pavilions, glass house, covered link between the existing coach house and the pavilions. Removal of existing store, sheds, repairment of garden walls. Reinstate the coping and brick dentil course and enlargement of access.	Conditional Permission	20.02.19
PL/18/2573/HB	Gerrards Cross Town Council	Mrs Saunders C/o Mr A Browne	St Huberts House St Huberts Lane Gerrards Cross Buckinghamshire SL9 7BP	Listed building application for construction of 2 nos. single storey pavilions, glass house, covered link between the existing coach house and the pavilions. Removal of existing store, sheds, repairment of garden walls. Reinstate the coping and brick dentil course and enlargement of access.	Conditional consent	20.02.19
PL/18/3717/SA	Gerrards Cross Town Council	Mr M Winterson	Across The Pond 8 Ethorpe Close Gerrards Cross Buckinghamshire SL9 8PL	Application for a Certificate of Lawfulness for proposed: Single storey rear extension.	Cert of law for proposed dev/use refused	06.02.19
PL/18/3905/VR C	Gerrards Cross Town Council	Mr Pritpal Purewall C/o Mr Anil Hallan	Woodthorpe 20 Hill Waye Gerrards Cross Buckinghamshire SL9 8BJ	Variation of condition 6 of planning permission PL/18/2684/FA (Part single/part two storey front/side/rear extensions, first floor front and rear extensions, front storm porch, replacement roof incorporating increase in ridge height and loft conversion into habitable accommodation with front dormer and front and rear rooflights and fenestration alterations) to allow for agreement of submitted Arboricultural Report.	Conditional Permission	13.02.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/4052/FA	Gerrards Cross Town Council	Mr A Thomson C/o Mr S Dodd	Charnwood 7 Birchdale Gerrards Cross Buckinghamshire SL9 7JA	Construction of new dwelling following demolition of existing dwelling incorporating existing vehicular access.	Conditional Permission	29.01.19
PL/18/4207/FA	Gerrards Cross Town Council	Ms A Joshi C/o Mr Rodney Plummer	12 Gaviots Close Gerrards Cross Buckinghamshire SL9 7EL	Erection of single storey rear extension replacing existing conservatory, front porch, garage conversion and insertion of front rooflight	Conditional Permission	13.02.19
PL/18/4261/TP	Gerrards Cross Town Council	Mrs Carin Eilerts De Haan C/o Mr Paul Morris	Yew Tree House 113 Windsor Road Gerrards Cross Buckinghamshire SL9 7HB	T1 Oak - Prune Back Four Branches over House by 4 metres and reduce Lower Bough over Neighbours by 4 metres, T2 Beech - 5 metre Crown Reduction with Reshape. (SBDC TPO 06, 2003).	Trees Allowed In Part	28.01.19
PL/18/4350/FA	Gerrards Cross Town Council	Quarterhill /Baker C/o Mr Andy Ryley	Alborough Lodge 107 Packhorse Road Gerrards Cross Buckinghamshire SL9 8JD	Redevelopment of the site to provide 8 flats incorporating hardstanding and demolition of existing dwelling.	Conditional Permission	08.02.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/4459/TP	Gerrards Cross Town Council	.	The Bull Hotel Oxford Road Gerrards Cross Buckinghamshire SL9 7PA	G1 Oak - 2 metre Clearance from Building. (SBDC TPO 14, 2001).	Conditional Permission	28.01.19
PL/18/4473/FA	Gerrards Cross Town Council	Mr Peter Smith C/o Robert Hillier	Trevone Dukes Wood Avenue Gerrards Cross Buckinghamshire SL9 7JY	Single storey rear extension.	Conditional Permission	11.02.19
PL/18/4477/FA	Gerrards Cross Town Council	Mr & Mrs M Peters C/o Mr David Russell	Birchfields 77 Howards Wood Drive Gerrards Cross Buckinghamshire SL9 7HS	Single storey front, first floor front, part two storey/part single storey rear extension, roof alternation including increase in ridge height, front and rear dormers.	Conditional Permission	06.02.19
PL/18/4549/FA	Gerrards Cross Town Council	Mr J Broom C/o Mr Gino Ferdenzi	Briarside 78 Fulmer Road Gerrards Cross Buckinghamshire SL9 7EG	Single storey front/ side extension and construction of a detached garage.	Conditional Permission	28.01.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/4584/TP	Gerrards Cross Town Council	Mr Knut Paul C/o Mr Paul Morris	Hawthorns Miller Place Gerrards Cross Buckinghamshire SL9 7QQ	T1 Oak - Reduction of Overhanging Branches by 50%, T2 Oak - Removal of One Lower Branch.	Conditional Permission	28.01.19
PL/18/4585/TP	Gerrards Cross Town Council	Mrs Chris Clarkin C/o Mr Paul Morris	Southerly 13 Beech Way Gerrards Cross Buckinghamshire SL9 8BL	T1 Spruce - Fell, T2 Maple - 50% Crown Reduction. (SBDC TPO 5, 2001).	Conditional Permission	28.01.19
PL/18/4612/FA	Gerrards Cross Town Council	Mr A&N&S Juneja C/o Mr Matthew Trotter	Waters Edge 8 Camp Road Gerrards Cross Buckinghamshire SL9 7PE	Demolition of existing dwelling and erection of new detached dwelling.	Conditional Permission	30.01.19
PL/18/4621/KA	Gerrards Cross Town Council	Mr John Baines C/o Charlie Creed	Orchehill Court Orchehill Avenue Gerrards Cross Buckinghamshire	G1 mixed trees - Cutting back and Crown Lifting by 2.5 metres, T1 conifer - Removal of Three Low Limbs and 1.5 metres clearance from building. (Gerrards Cross Conservation Area).	TPO shall not be made	28.01.19
PL/18/4639/TP	Gerrards Cross Town Council	Mr John Fidler C/o Mr Keith Woods	43 St Huberts Close Gerrards Cross Buckinghamshire SL9 7EN	T1 Maple - repollard. (SBDC TPO 04, 1972).	Conditional Permission	06.02.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/4691/KA	Gerrards Cross Town Council	Mr Richard Griffiths C/o Mr Paul Morris	10 Layters Way Gerrards Cross Buckinghamshire SL9 7QY	T1 Lime - reduce/reshape by 50%, T2 Cypress - Fell, G3 Cypress Hedge - Reduce to old cuts. (Conservation order Gerrards Cross Centenary)	TPO shall not be made	28.01.19
PL/18/4748/FA	Gerrards Cross Town Council	Mr Mo Shorafa C/o Miss Sabrina Amade	56 Packhorse Road Gerrards Cross Buckinghamshire SL9 8EF	Change of use of ground floor to veterinary surgery (Use Class D1)	Conditional Permission	11.02.19
PL/18/4758/VR C	Gerrards Cross Town Council	Mr Heywood C/o Mr Nick Corder	17 South Park View Gerrards Cross Buckinghamshire SL9 8HN	Variation of condition 9 of planning permission 18/0082/RVC (Variation of conditions 2 of Planning Permission 18/00030/FUL (Redevelopment of the site incorporating a pair of semi-detached houses and a link detached house with attached garages and a carport). To allow alterations to size and siting of fenestration and surrounds. Replacement of entrance porches with front canopies, replacement stepped brick verges and internal alterations) to allow addition of rooflights, erection of fence and gates, change to permitted facing brick	Conditional Permission	14.02.19
PL/18/4564/VR C	Hedgerley Parish Council	Mr Dirk Eachus	Church Meadow Cottage Village Lane Hedgerley Buckinghamshire SL2 3UY	Variation of condition 5 of planning permission 10/00580/FUL (construction of vehicular access) remove condition 5.	Withdrawn	04.02.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/4578/FA	Hedgerley Parish Council	Mr & Mrs Lahert C/o Mr S Dodd	3 Church View Robert Road Hedgerley Buckinghamshire SL2 3YB	Part two storey, part single storey side/rear extension.	Refuse Permission	20.02.19
PL/18/4791/SA	Hedgerley Parish Council	Mr & Mrs Grundon C/o Mr Mark Berry	Tara Stud Colley Hill Lane Hedgerley Buckinghamshire SL2 4AT	Application of Certificate of Lawfulness for proposed: Single storey side extensions and construction of two outbuildings.	Cert of law for proposed dev/use refused	13.02.19
PL/18/4805/PNE	Hedgerley Parish Council	Mr & Mrs Grundon C/o Mr Mark Berry	Tara Stud Colley Hill Lane Hedgerley Buckinghamshire SL2 4AT	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: Two single storey side/rear extensions (depth extending from existing rear wall of 8m, maximum height 2.5m, eaves height 2.5m (option 2)	Prior Approval Refused	30.01.19
PL/18/4809/PNE	Hedgerley Parish Council	Mr & Mrs Grundon C/o Mr Mark Berry	Tara Stud Colley Hill Lane Hedgerley Buckinghamshire SL2 4AT	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: Two single storey side/rear extensions (depth extending from existing rear wall of 8m, maximum height 2.5m, eaves height 2.5m (option 1)	Prior Approval Refused	30.01.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/3176/FA	Iver Parish Council	Mr Satinder Saini C/o Mr Gurdev Benipal	31 Swallow Street Iver Buckinghamshire SL0 0ER	Erection of new front gates and associated brick piers	Conditional Permission	30.01.19
PL/18/3272/FA	Iver Parish Council	Mr Paul Kelly C/o Mr S Dodd	Bellswood Farm Bellswood Lane Iver Buckinghamshire SL0 0LU	Erection of Stables	Conditional Permission	31.01.19
PL/18/3446/FA	Iver Parish Council	Mr Sanjeev Gill C/o Mr Nick Malhotra	St Andrews Wood Lane Iver Heath Buckinghamshire SL0 0LD	Change of use to have short term on site car parking storage. (Retrospective)	Withdrawn	15.02.19
PL/18/3475/TP	Iver Parish Council	Miss Chandni Rani	3 Firs Close Iver Buckinghamshire SL0 0QY	Sycamores - Trimmed/Cut Back Branches from Building. (SBDC TPO 5, 1989).	Trees Allowed In Part	28.01.19
PL/18/3929/FA	Iver Parish Council	Mr Satinder Saini C/o Mr Gurdev Benipal	31 Swallow Street Iver Buckinghamshire SL0 0ER	Single storey rear extension.	Conditional Permission	30.01.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/4075/FA	Iver Parish Council	Mr & Mrs Tushar and Tina Patel C/o Mr Alexandre Durao	46 Wellesley Avenue Iver Buckinghamshire SL0 9BN	Single storey rear extension, front porch, alteration to front gable, changes to fenestration and garage conversion. (retrospective)	Conditional Permission	29.01.19
PL/18/4094/FA	Iver Parish Council	Mr Peter Cole C/o Mr Patrick Smith	The Whip And Collar 135 Swallow Street Iver Buckinghamshire SL0 0HU	Retractable Glass and Tensile Fabric Covered Dining Terrace. 3500mm x 7500mm.	Conditional Permission	25.01.19
PL/18/4143/FA	Iver Parish Council	Mr Sisk C/o Mr David Parry	172 The Parkway Iver Heath Buckinghamshire SL0 0RG	Single storey side/rear extension	Conditional Permission	31.01.19
PL/18/4171/VR C	Iver Parish Council	Mr Kunal Sharma C/o Mr Eric Bolton	29 Syke Ings Iver Buckinghamshire SL0 9ER	Variation of condition 8 of planning permission PL/18/2646/FA (Front porch, part-single/part-two storey front/side/rear extensions, replacement roof incorporating increase in ridge height, rear dormer and rooflights and construction of additional vehicular access with associated hardstanding) to allow for a two storey front extension and alterations to design of extensions.	Withdrawn	29.01.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/4262/SA	Iver Parish Council	Mr A Hill C/o Mr S McKechnie	Brinlee 57 Bathurst Walk Iver Buckinghamshire SL0 9EE	Application for certificate of lawfulness for proposed : Roof alteration to facilitate loft conversion and erection of front porch.	Cert of law proposed dev or use issued	28.01.19
PL/18/4303/FA	Iver Parish Council	Mr & Mrs Bath C/o Mr Choda	Bath House Richings Place Iver Buckinghamshire SL0 9BA	Part single part two storey front and side extensions and roof alternation including increase in ridge height.	Conditional Permission	06.02.19
PL/18/4380/FA	Iver Parish Council	Mr & Mrs Phalora C/o Mr G Choda	9 Syke Ings Iver Buckinghamshire SL0 9ER	Front porch, part-single/part-two storey side/rear extension with integral garage conversion into habitable accommodation and roof extension incorporating rear dormer and front, side and rear rooflights.	Conditional Permission	30.01.19
PL/18/4472/FA	Iver Parish Council	Mr Tim Hurley	Grange Farm Grange Way Iver Buckinghamshire SL0 9NT	Erection of single storey dwelling	Refuse Permission	25.01.19
PL/18/4475/FA	Iver Parish Council	Mr S Atwal C/o Mr Prabhjyot Singh	20 Whitehouse Way Iver Heath Buckinghamshire SL0 0HB	Two storey side extension, single storey rear extension and front porch	Conditional Permission	28.01.19

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PL/18/4498/TP	Iver Parish Council	Ms Blay C/o Mr Stuart Wells	1-29 (odd Numbers) Heatherden Green Iver Heath Buckinghamshire	T1 Oak - Clearance from buildings by 2 metres.	Conditional Permission	28.01.19
PL/18/4569/PNE	Iver Parish Council	Mr S Cheema C/o Mr A Wajid	Burnage 75 Old Slade Lane Iver Buckinghamshire SL0 9DX	Notification of proposed single storey rear extension; depth extending from the original rear wall of 8 metres, a maximum height of 3.0 metres and a maximum eaves height of 3.0metres	Prior Approval Not Required	12.02.19
PL/18/4594/FA	Iver Parish Council	Mr Cliff Jones C/o Mr James Rush	254 Swallow Street Iver Buckinghamshire SL0 0HT	Part-single/part-two storey side/rear extension.	Conditional Permission	30.01.19
PL/18/4631/FA	Iver Parish Council	Mr A Marwaha C/o Mr Sundeep Saxena	40 Old Slade Lane Iver Buckinghamshire SL0 9DR	Porch and first floor extension with roof addition.	Conditional Permission	30.01.19
PL/18/4662/FA	Iver Parish Council	Mr & Mrs Rachel and Tristan Baker C/o Mr Leigh Tugwood	170 Pinewood Green Iver Heath Buckinghamshire SL0 0QJ	Conversion of loft to habitable accommodation including the inserting of two rear dormers.	Conditional Permission	05.02.19

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PL/18/4745/PNE	Iver Parish Council	Mrs Satinder Malhotra C/o Mr Sammy Chan	11 St James Walk Iver Buckinghamshire SL0 9EN	Notification of proposed single storey rear extension; depth extending from the original rear wall of 8 metres, a maximum height of 3.65 metres and a maximum eaves height of 2.85 metres; depth extending from the original side to rear wall of 8 metres, a maximum height of 3.65 metres and a maximum eaves height of 2.85 metres; depth extending from the original side to rear wall of 8 metres, a maximum height of 3.65 metres and a maximum eaves height of 2.85 metres:	Prior Approval Refused	31.01.19
PL/18/4746/PNE	Iver Parish Council	Mrs Satinder Malhotra C/o Mr Sammy Chan	11 St James Walk Iver Buckinghamshire SL0 9EN	Notification of proposed single storey rear extension; depth extending from the original rear wall of 8.0 metres, a maximum height of 3.65 metres and a maximum eaves height of 2.85 metres.	Prior Approval Not Required	31.01.19
PL/18/4747/PNE	Iver Parish Council	Mrs Satinder Malhotra C/o Mr Sammy Chan	11 St James Walk Iver Buckinghamshire SL0 9EN	Notification of proposed single storey side(left)/rear extensions; depth extending from the original house of 8 metres, a maximum height of 3.65 metres and a maximum eaves height of 2.85 metres and side(right)/rear extensions ; depth extending from the original house of 8 metres, a maximum height of 3.65 metres and a maximum eaves height of 2.85 metres	Prior Approval Refused	31.01.19
PL/18/4782/SA	Iver Parish Council	F Johnson C/o Mr Robert Clarke	Orchard Bungalow Bellswood Lane Iver Buckinghamshire SL0 0LU	Erection of a detached outbuilding, new vehicular access and hardstanding	Cert of law proposed dev or use issued	12.02.19

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PL/18/4799/FA	Iver Parish Council	Mrs Jaya Odedra C/o Mr Ajay Modhwadia	17 Pinewood Green Iver Heath Buckinghamshire SL0 0QL	Single storey rear extension	Conditional Permission	14.02.19
PL/18/4820/FA	Iver Parish Council	Mr C Ridge C/o Mr Graham Eades	Old Slade Farm 41 Old Slade Lane Iver Buckinghamshire SL0 9DX	Conversion of loft into habitable accommodation incorporating dormer windows to rear, and conversion of garage roof into habitable accommodation incorporating roof lights.	Conditional Permission	15.02.19
PL/18/4837/FA	Iver Parish Council	Mr Piara Sehajpal C/o Mr Richard Taylor	Site Of 11 Pinewood Close Iver Heath Buckinghamshire	Demolition of existing property and the replacement with three new detached dwellings (Retrospective)	Conditional Permission	15.02.19
PL/19/0024/PNE	Iver Parish Council	Mr Haroon Rashid	59 Richings Way Iver Buckinghamshire SL0 9DB	Notification of proposed single storey rear extension; depth extending from the original rear wall of 8.0 metres, a maximum height of 4.0 metres and a maximum eaves height of 3.0 metres	Prior Approval Given	13.02.19

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PL/18/3502/EU	Stoke Poges Parish Council	Mr David Thurston C/o Miss Caroline Green	Walter Davies Scouting Activity Centre Duffield Lane Stoke Poges Buckinghamshire SL2 4AL	Application for a Lawful Development Certificate for Existing Use: Four outbuildings as incidental to the Walter Davies Scouting Activity Centre	Certificate of Lawful Development Oper	11.02.19
PL/18/4398/FA	Stoke Poges Parish Council	Mr Tony McGovern C/o Miss Lydia Prince	Macs Farm Farthing Green Lane Stoke Poges Buckinghamshire SL2 4JQ	Change of use of an existing agricultural building to provide two residential dwellings	Conditional Permission	05.02.19
PL/18/4528/TP	Stoke Poges Parish Council	Mrs Sweeney C/o Mr Paul Morris	27 Freemans Close Stoke Poges Buckinghamshire SL2 4ER	Pine (T1)- Fell. (SBDC TPO no: 12,2003).	Conditional Permission	28.01.19
PL/18/4694/KA	Stoke Poges Parish Council	Mrs Marianne Walsh C/o Mr Paul Morris	Hollybush House Hollybush Hill Stoke Poges Buckinghamshire SL2 4QN	T1 Horse Chestnut - Reduce Lower bough by 4 metres, T2 Cypress - Crown Lift up to 4m. (Conservation area Stoke Poges Framewood Road).	TPO shall not be made	28.01.19

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PL/18/4708/SA	Stoke Poges Parish Council	Mr Nick Haslam C/o Mr Tony Grall	107 Vine Road Stoke Poges Buckinghamshire SL2 4DH	Application for a Certificate of Lawfulness for proposed: Single storey rear extension.	Cert of law proposed dev or use issued	30.01.19
PL/18/4742/FA	Stoke Poges Parish Council	Mr Noor Ellahi C/o Mr Yasir Azami	The Barn House Stoke Green Stoke Poges Buckinghamshire SL2 4HN	Single storey side and rear extensions, following demolition of existing garage and conservatory.	Conditional Permission	12.02.19
PL/19/0057/SA	Stoke Poges Parish Council	Mr Raj Samani C/o Mr Thomas Guy	Duffield Cottage Park Road Stoke Poges Buckinghamshire SL2 4PA	Application for a Certificate of Lawfulness for proposed: Single storey rear extension and changes to fenestration.	Withdrawn	30.01.19
PL/18/4543/VR C	Taplow Parish Council	Ms Natascha Crump C/o Mr Richard Boother	Odds Farm Wooburn Common Road Taplow Buckinghamshire HP10 0LA	Variation of condition 2 of planning permission 16/01895/FUL (Replacement building incorporating childrens' nursery (Amendment to Planning Permission Ref: 15/01348/FUL))	Conditional Permission	24.01.19

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PL/18/4618/SA	Taplow Parish Council	Maidenhead Rowing Club C/o Mr Jeremy Bailey	Maidenhead Rowing Club Bridge Boat House River Road Taplow Buckinghamshire SL6 0AT	Application for a Certificate of Lawfulness for proposed: Internal alterations.	Cert of law proposed dev or use issued	30.01.19
PL/18/4727/FA	Taplow Parish Council	Mr M Lowe C/o Mr NJ Surtees	Barge Farm House Amerden Lane Taplow Buckinghamshire SL6 0EB	Roof extension incorporating terrace with timber decking, and four rooflights	Conditional Permission	14.02.19
PL/18/4802/KA	Taplow Parish Council	Mr Coriston C/o Miss Helen Taylor	Rivernere Ellington Road Taplow Buckinghamshire SL6 0BA	T1 Sycamore - Removal of Left hand stem. (Conservation Area).	TPO shall not be made	28.01.19
PL/18/4832/KA	Taplow Parish Council	Mr Nick Davis C/o Mr Richard Pink	Ashbrooke Ellington Road Taplow Buckinghamshire SL6 0AX	Conifer (T1)- Fell. (SBDC Taplow Riverside Conservation Area).	TPO shall not be made	28.01.19

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App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/4111/FA	Wexham Parish Council	N/A C/o Alex Kitts	Land North Of Langley Park House, Avenue Drive, Wexham Buckinghamshire	Temporary car park for a six-month period in relation to the construction of Langley Park Hotel	Conditional Permission	12.02.19
PL/18/4351/FA	Wexham Parish Council	Mr P Wilkinson C/o Gino Ferdenzi	House In The Wood Wexham Park Lane Wexham Buckinghamshire SL3 6LX	Redevelopment of site to provide three detached dwellings with associated parking and new vehicular access.	Conditional Permission	30.01.19
PL/18/4381/FA	Wexham Parish Council	Mr G Gakhal C/o Mr Bobby Matharu	36 Thorn Drive Wexham Buckinghamshire SL3 6SA	Single storey rear/side extension with part conversion of garage	Conditional Permission	31.01.19
PL/18/4579/TP	Wexham Parish Council	Teikyo School C/o Jenks Group	Teikyo School Fulmer Grange Framewood Road Wexham Buckinghamshire SL2 4QS	Felling of Six Sycamores. (Tree Preservation Order).	Conditional Permission	28.01.19

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

**PART D
PLANNING COMMITTEE 6TH MARCH 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/4604/TP	Wexham Parish Council	Mrs Diana Lister C/o Mr Mark Jago	Wexmere Wexham Woods Wexham Buckinghamshire SL3 6LQ	T1 Beech - Fell, T2 Silver birch - Reduce Lateral Branches (only) by 1-1.5m. (SBDC TPO TPO/SBD/0420).	Conditional Permission	06.02.19

SUBJECT:	PLANNING APPEALS
REPORT OF:	Head of Planning & Economic Development Prepared by - Development Management

Appeal Statistics for the period 1 April 2018 – 31 January 2019

Planning appeals allowed (incl enforcement)

21.05% (8 out of 38) against a target of 30%.

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

19.51% (8 out of 41). 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
18/00776/FUL Date TBC	<u>BERRY HILL FARM, BERRY HILL, TAPLOW, BUCKINGHAMSHIRE, SL6 0DA</u> Appeal against Refusal for: Erection of lattice mast and antennae including satellite dishes and shelter cabin.
PL/18/2069/FA Date 11/6/19	<u>14 WOOBURN GREEN LANE, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE</u> Appeal against Conditions Imposed on: Outbuilding in front garden.
PL/18/3297/FA APPEAL INVALID	<u>14 WOOBURN GREEN LANE, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE</u> Appeal against Non-Determination re: Two storey rear, front/side first floor extensions with front porch.
PL/18/3390/FA Date TBC	<u>PONDS WOOD FARM, PARISH LANE, FARNHAM COMMON</u> Appeal against Refusal for: Erection of radio mast, antennae, and supporting shelter cabin.
PL/18/2547/FA Date TBC	<u>1 GRENFELL ROAD, BEACONSFIELD HP9 2BP</u> Appeal against Refusal for: Replacement dwelling house.

Planning Appeals Lodged

	Date	Ref	Appellant	Proposal	Site
(a)	30/01/2019	PL/18/2726/FA	Mr Sandhu	Erection of 6 flats incorporating vehicular access and hardstanding.	The Other House, The Avenue, Farnham Common
(b)	05/02/2019	PL/18/2787/FA	Mr and Mrs Smith	Part two storey, part single storey side and rear extensions, loft conversion incorporating front and rear dormers and detached garage.	Newsteads, Denham Green Lane, Denham
(c)	11/02/2019	PL/18/2547/FA	Mr and Mrs Sumner	Replacement dwelling house	1 Grenfell Road. Beaconsfield
(d)	12/02/2019	PL/18/3816/FA	Mr and Mrs Busbridge	Demolition of existing dwelling and detached garage. Construction of 2 No. 3-storey semi-detached dwellings.	58 Baring Road Beaconsfield
(e)	13/02/2019	PL/18/4056/FA	Mr Bal	First floor front extension and roof alterations.	Heatherset, Farthing Green Lane. Stoke Poges
(f)	19/02/2019	18/00707/FUL	Mr & Mrs Rooney	Conversion of existing outbuilding into residential annexe ancillary to Alderbourne Cottage.	Pitch 1, Alderbourne Cottage, Fulmer Lane, Fulmer

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Planning Appeal Decisions

	Date	Ref	Appellant	Proposal	Site	Decision	See key
(a)	24/01/2019	17/01886/FUL	Mr Pomeranke	Detached dwellinghouse. Part two storey / part single storey side/rear extension to existing dwellinghouse.	Lansdown House, Templewood Lane, Stoke Poges	Appeal Dismissed	D
(b)	28/01/2019	18/00152/FUL	Mr Bell	Construction of two detached dwellings with associated access.	24-26 Wellesley Avenue, Iver	Appeal Dismissed	D

Agenda Item 6

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

Officer Contacts:	Jane Langston 01895 837285 planning.appeals@southbucks.gov.uk
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